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Official Statement

*West Contra Costa Sanitary District .
Contra Costa County, California*

*\$3,475,000 Principal Amount
1978 Sewer Bonds, Series A
(General Obligations)*


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*(Bids for the purchase of the Bonds will be received by
a representative of the District Board of West Contra Costa Sanitary District
up to 10:00 A.M., Tuesday, October 3, 1978 at the offices of
Stone & Youngberg Municipal Financing Consultants, Inc.,
Suite 2750, One California Street, San Francisco, California 94111.)*



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WEST CONTRA COSTA SANITARY DISTRICT
Contra Costa County, California

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Sewage disposal plants -- California --
Contra Costa Co.
Bonds -- " -- "
Professional Services

Orrick, Herrington, Rowley & Sutcliffe, San Francisco
Bond Counsel

[Stone & Youngberg Municipal Financing Consultants, Inc., San Francisco]
Financing Consultants

(Paying Agents in San Francisco, Los Angeles, Chicago, and New York
to be selected after consultation with the Purchaser of the Bonds.)

The information contained in this Official Statement was prepared under the direction of the District Board of West Contra Costa Sanitary District by Stone & Youngberg Municipal Financing Consultants, Inc., financing consultants to the West Contra Costa Sanitary District.

All of the following summaries of the statutes, resolutions and project reports are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information.

The Official Statement contains estimates and matters of opinion which are not intended as representations of fact. All estimates, statements and assumptions in this Official Statement have been made on the best information available, and are believed to be reliable and correct, but no representation whatsoever is made that such estimates, statements and assumptions are correct or will be realized. This Official Statement is not to be construed as a contract with the purchasers of the bonds.

THE DATE OF THIS OFFICIAL STATEMENT IS AUGUST 22, 1978

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WEST CONTRA COSTA SANITARY DISTRICT

13956 San Pablo Avenue P. O. Box 65
San Pablo, California 94806

Telephone (415) 234-4141

WILLIAM P. BRAGA
MANAGER

TO WHOM IT MAY CONCERN:

The purpose of this Official Statement is to supply information to prospective bidders on, and buyers of, \$3,475,000 principal amount of West Contra Costa Sanitary District 1978 Sewer Bonds, Series A, the "Bonds," proposed to be issued by the West Contra Costa Sanitary District.

The material contained in this Official Statement was prepared by Stone & Youngberg Municipal Financing Consultants, Inc., in the capacity of financing consultants to the West Contra Costa Sanitary District (which firm will receive compensation from the District contingent upon the sale and delivery of the Bonds).

This Official Statement is not to be construed as a contract with the purchasers of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact.

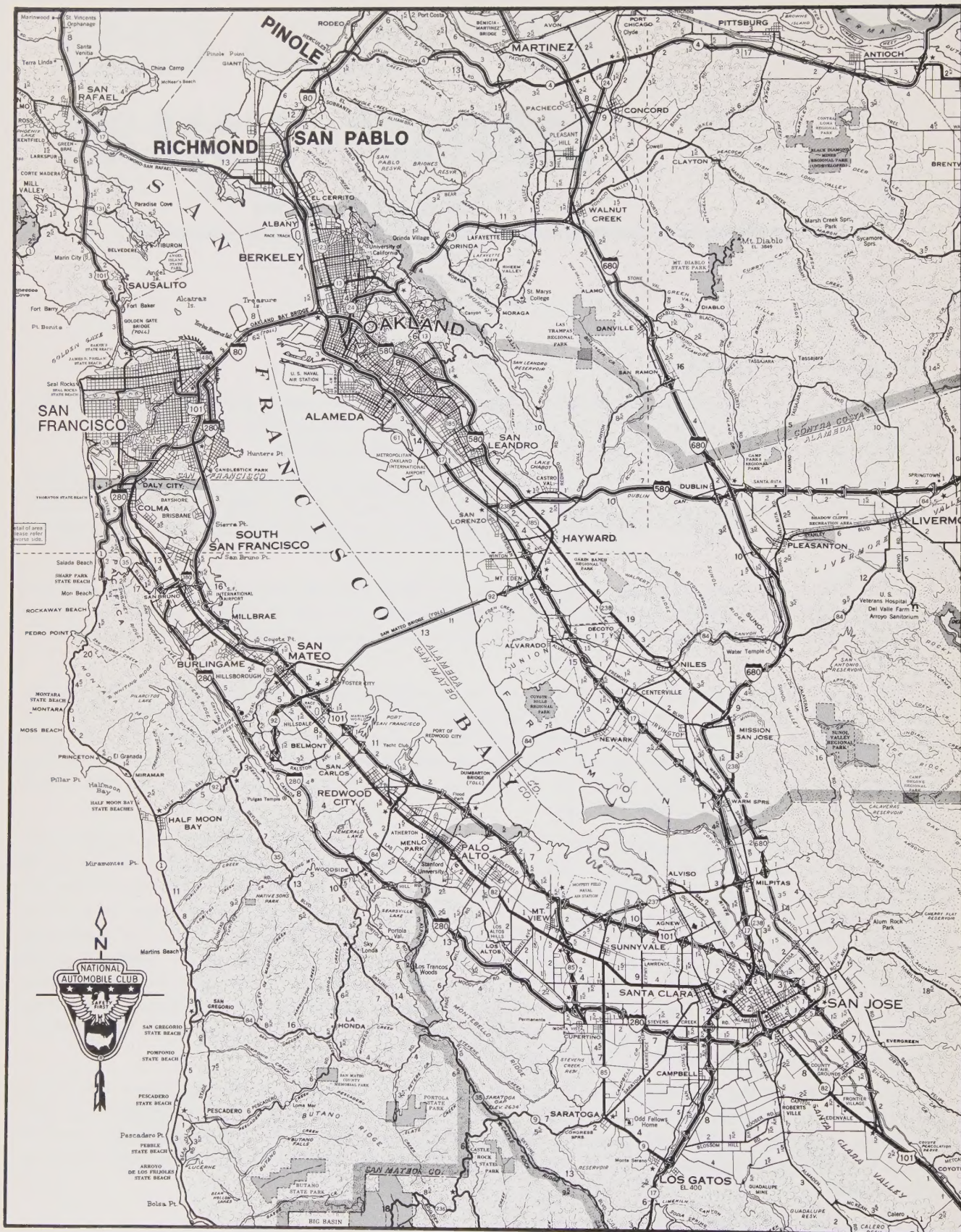
No dealer, broker, salesman or other person has been authorized by the West Contra Costa Sanitary District to give any information or to make any representations other than those contained herein and, if given or made, such other information or representation must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of any offer to buy nor shall there be any sale of the Bonds by a person in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation or sale.

The West Contra Costa Sanitary District will deliver to the purchaser of the Bonds a certificate of the President of the District Board and the Manager dated the date of bond delivery, stating that as of the date thereof, to the best of the knowledge and belief of said officials, the Official Statement does not contain an untrue statement of a material fact or omit to state any material fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading, and further certifying that the signatories know of no material adverse change in the condition of the District which would make it unreasonable for the purchaser of the Bonds to rely upon the Official Statement in connection with the resale of the Bonds, and authorizing the purchaser of the Bonds to distribute copies of the Official Statement in connection with the resale of the Bonds. 200 copies of the Official Statement will be supplied to the purchaser of the Bonds for this purpose.

The opinion of Orrick, Herrington, Rowley & Sutcliffe, San Francisco, California, Bond Counsel to the District, will be furnished to the successful bidder (see the section entitled "Legal Opinion" herein). The scope of Bond Counsel's employment in connection with the review of this Official Statement has been limited to reviewing the statements of law and legal conclusions set forth herein under the section entitled, "The Bonds."

Dated August 22, 1978

WEST CONTRA COSTA SANITARY DISTRICT



The West Contra Costa Sanitary District, located approximately 12 miles north of Oakland and 17 miles northeast of San Francisco, serves the City of San Pablo, a substantial part of the City of Richmond, a portion of the City of Pinole, and adjacent unincorporated communities.

Map Courtesy National Automobile Club

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THE BONDS

Authority for Issuance

At a special district bond election held in West Contra Costa Sanitary District (then known as San Pablo Sanitary District) on November 8, 1977, voters of the District authorized the issuance of \$9,960,000 of general obligation bonds by a vote of 2,695 to 1,285 (67.7 percent).

The \$3,475,000 principal amount of West Contra Costa Sanitary District 1978 Sewer Bonds, Series A, now being offered for sale and hereinafter referred to as the "Bonds", represents the first series of the \$9,960,000 authorization. It is anticipated that the District will not issue any additional series of 1978 Sewer Bonds prior to October 1, 1979.

The Bonds are being issued pursuant to Resolution No. 8-22-78 of the District Board adopted August 22, 1978.

Terms of Sale

Bids for the purchase of the Bonds will be received by a representative of the District Board of West Contra Costa Sanitary District up to 10:00 a.m., Tuesday, October 3, 1978 at the offices of Stone & Youngberg Municipal Financing Consultants, Inc., Suite 2750, One California Street, San Francisco, California 94111.

It is expected that the bids will be referred to the District Board for action in the evening of the same day. Details of the terms of sale are set forth in the Official Notice of Sale adopted by the District Board on August 22, 1978, a copy of which accompanies this Official Statement.

Description of the Bonds

The Bonds will be dated October 1, 1978 and will be issued as coupon bonds in the denomination of \$5,000 each, numbered A1 through A695. The Bonds will mature serially on October 1 in each of the years and in the amounts shown in Table 1, Schedule of Maturities.

Table 1**Schedule of Maturities**

| Maturity Date October 1 | Principal Amount | Maturity Date October 1 | Principal Amount |
|----------------------------|------------------|----------------------------|------------------|
| 1979 ... | \$ 85,000 | 1989 ... | \$165,000 |
| 1980 ... | 90,000 | 1990 ... | 180,000 |
| 1981 ... | 100,000 | 1991 ... | 190,000 |
| 1982 ... | 105,000 | 1992 ... | 205,000 |
| 1983 ... | 115,000 | 1993 ... | 215,000 |
| 1984 ... | 120,000 | 1994 ... | 230,000 |
| 1985 ... | 130,000 | 1995 ... | 245,000 |
| 1986 ... | 135,000 | 1996 ... | 265,000 |
| 1987 ... | 145,000 | 1997 ... | 280,000 |
| 1988 ... | 155,000 | 1998 ... | 320,000 |

Interest on the Bonds will be payable semi-annually on April 1 and October 1 in each year, beginning April 1, 1979.

Principal of and interest on the Bonds will be payable at the office of the Treasurer of Contra Costa County, or at the holder's option, at the office of the paying agents of the District in San Francisco, Los Angeles, Chicago, or New York. The paying agents of the District in San Francisco, Los Angeles, Chicago, and New York will be appointed by the District after consultation with the purchaser of the Bonds.

Redemption Provisions

Bonds maturing on or before October 1, 1993, a total principal amount of \$2,135,000, are not subject to call or redemption prior to their fixed maturity dates. Bonds maturing on or after October 1, 1994, a total principal amount of \$1,340,000, are subject to call and redemption prior to their fixed maturity dates, at the option of the District, as a whole or in part in inverse numerical order on October 1, 1988, or on any interest payment date thereafter, upon payment of a redemption price equal to the principal amount thereof, plus accrued interest to the redemption date, plus a premium of one-fourth of one percent of such principal amount for each year or fraction of a year from the redemption date to the maturity date of the Bonds. The maximum premium payable upon call of the Bonds for redemption on or after October 1, 1988 would be 2½ percent.

Notice of Redemption

Notice of redemption is to be published, once a week for two successive weeks, in a newspaper of general circulation or a financial journal circulated in San Francisco, California. The first publication must be at least 30 days but not more than 60 days prior to the redemption date. The District is also required to give mailed notice to the owners of any registered Bonds.

Registration

The Bonds will be issued as coupon bonds and will be registrable only as to both principal and interest, with the privilege of deregistration and conversion into coupon bonds at the owner's expense.

Legal Opinion

All proceedings in connection with the issuance of the Bonds are subject to the approval of Orrick, Herrington, Rowley & Sutcliffe, San Francisco, California, Bond Counsel for the District. The unqualified opinion of Orrick, Herrington, Rowley & Sutcliffe attesting to the validity of the Bonds, will be supplied free of charge to the original purchaser of the Bonds. A copy of the legal opinion, certified by the official in whose office the original is filed, will be printed on each Bond without charge to the successful bidder.

The statements of law and legal conclusions set forth in this Official Statement under the heading "The Bonds" have been reviewed by Bond Counsel. Bond Counsel's employment is limited to a review of the legal procedures required for the authorization of the Bonds and to rendering an opinion as to the validity of the Bonds and the exemption of interest on the Bonds from income taxation (see section hereof entitled "Tax Exempt Status"). The opinion of Bond Counsel will not consider or extend to any documents, agreements, representations, offering circulars or other material of any kind concerning the Bonds, including this Official Statement, not mentioned in this paragraph.

Tax Exempt Status

In the opinion of Bond Counsel, the interest on the Bonds is exempt from all present Federal income taxes and from State of California personal income taxes under existing statutes, regulations, and court decisions, and the Bonds are exempt from all California taxes except inheritance, gift, and franchise taxes.

Other Closing Documents

In addition to the opinion of Bond Counsel and the certificate of District officials concerning this Official Statement, the District will, at the time of delivery of the Bonds, furnish the purchaser the following documents, all to be dated as of the date of delivery:

1. **No-Arbitrage Certificate.** A certificate of the Manager of the District that, on the basis of the facts and circumstances in effect at the time of delivery of the Bonds, it is not expected that the proceeds of the Bonds will be used in a manner that will cause the Bonds to be arbitrage bonds.
2. **No-Litigation Certificate.** A certificate of appropriate District officials that there is no litigation pending affecting the validity of the Bonds.
3. **Signature Certificates.** Certificates of the respective District officials showing that they have signed the Bonds by manual or facsimile signature, and that they were duly authorized to execute the same.
4. **Receipt of the Treasurer.** The receipt of the Treasurer of the County of Contra Costa showing that the purchase price of the Bonds, including accrued interest to the date of delivery has been received for the District.

Purpose of Issue

Proceeds from the sale of the Bonds will be used to finance the District's share of the cost of constructing Federal and State grant-aided sewerage improvements as detailed in the section of this Official Statement entitled "The Project", beginning on page 5.

Security

The Bonds are general obligations of the District and the District Board of the District has power and is obligated to cause annual ad valorem taxes for the payment of the Bonds and the interest thereon to be levied upon all property within the District subject to taxation by the District, without limitation of rate or amount.

The District Board will cause ad valorem taxes for payment of the Bonds and interest thereon to be levied in 1978/79. Based on the District's 1978/79 assessed valuation, the required tax rate for this purpose will be \$0.161 per \$100 assessed valuation.

Estimated Debt Service Requirements

Table 2 shows estimated debt service requirements for the Bonds presently being offered, assuming an interest rate of 7 percent. Also shown in Table 2 are actual debt service requirements on the District's outstanding 1953 and 1970 Sewer Bonds.

Table 2

WEST CONTRA COSTA SANITARY DISTRICT

Estimated Debt Service

\$3,475,000 Principal Amount of 1978 Sewer Bonds, Series A, and Prior Issues

| Fiscal Year | \$3,475,000 Principal Amount of 1978 Sewer Bonds, Series A | | | | | | |
|-----------------|--|------------------------------|-------------|-----------------------------|------------------------------|----------------|----------------------------------|
| | Amount Outstanding | Interest @ 7 Percent Payable | | Principal Payable October 1 | Total Estimated Debt Service | Prior Issues | Estimated Grand Total All Issues |
| | | October 1 | April 1 | | | | |
| 1978/79 | \$3,475,000 | — | \$ 121,625 | — | \$ 121,625 | \$ 561,270.00 | \$ 682,895.00 |
| 1979/80 | 3,475,000 | \$ 121,625 | 118,650 | \$ 85,000 | 325,275 | 557,283.00 | 882,558.00 |
| 1980/81 | 3,390,000 | 118,650 | 115,500 | 90,000 | 324,150 | 557,245.00 | 881,395.00 |
| 1981/82 | 3,300,000 | 115,500 | 112,000 | 100,000 | 327,500 | 558,658.00 | 886,158.00 |
| 1982/83 | 3,200,000 | 112,000 | 108,325 | 105,000 | 325,325 | 571,870.00 | 897,195.00 |
| 1983/84 | 3,095,000 | 108,325 | 104,300 | 115,000 | 327,625 | 522,004.00 | 849,629.00 |
| 4 1984/85 | 2,980,000 | 104,300 | 100,100 | 120,000 | 324,400 | 525,615.00 | 850,015.00 |
| 1985/86 | 2,860,000 | 100,100 | 95,550 | 130,000 | 325,650 | 527,305.00 | 852,955.00 |
| 1986/87 | 2,730,000 | 95,550 | 90,825 | 135,000 | 321,375 | 532,025.00 | 853,400.00 |
| 1987/88 | 2,595,000 | 90,825 | 85,750 | 145,000 | 321,575 | 534,825.00 | 856,400.00 |
| 1988/89 | 2,450,000 | 85,750 | 80,325 | 155,000 | 321,075 | 535,250.00 | 856,325.00 |
| 1989/90 | 2,295,000 | 80,325 | 74,550 | 165,000 | 319,875 | 546,000.00 | 865,875.00 |
| 1990/91 | 2,130,000 | 74,550 | 68,250 | 180,000 | 322,800 | — | 322,800.00 |
| 1991 | 1,950,000 | 68,250 | 61,600 | 190,000 | 319,850 | — | 319,850.00 |
| 1992 | 1,760,000 | 61,600 | 54,425 | 205,000 | 321,025 | — | 321,025.00 |
| 1993 | 1,555,000 | 54,425 | 46,900 | 215,000 | 316,325 | — | 316,325.00 |
| 1994 | 1,340,000 | 46,900 | 38,850 | 230,000① | 315,750 | — | 315,750.00 |
| 1995 | 1,100,000 | 38,850 | 30,275 | 245,000① | 314,125 | — | 314,125.00 |
| 1996 | 865,000 | 30,275 | 21,000 | 265,000① | 316,275 | — | 316,275.00 |
| 1997 | 600,000 | 21,000 | 11,200 | 280,000① | 312,200 | — | 312,200.00 |
| 1998 | 320,000 | 11,200 | — | 320,000① | 331,200 | — | 331,200.00 |
| Totals | | \$1,540,000 | \$1,540,000 | \$3,475,000 | \$6,555,000 | \$6,529,350.00 | \$13,084,350.00 |

① Subject to redemption on or after October 1, 1988.

THE PROJECT

The major portion of proceeds from the sale of \$3,475,000 principal amount of West Contra Costa Sanitary District 1978 Sewer Bonds, Series A, will be used to pay the District's share of planning, design, and construction costs of sewerage facilities to be constructed by the West County Agency of Contra Costa County. The remainder of Bond proceeds will be used to: fund District wastewater reclamation and ultimate sludge disposal/energy recovery planning studies; and pay costs of issuing the Bonds.

The West County Agency (WCA)

On February 15, 1977, the West Contra Costa Sanitary District (then known as the San Pablo Sanitary District), the City of Richmond and the Richmond Municipal Sewer District collectively designated as "Richmond," and the City of Hercules entered into a joint-exercise of powers agreement to form WCA for the purpose of providing more efficient and economical disposal of wastewater produced in WCA members' jurisdictions.

As noted in the section below entitled "WCA Project Development", the City of Hercules withdrew from WCA on May 18, 1977.

WCA is a joint exercise of powers agency whose members presently include: (1) the West Contra Costa Sanitary District, and (2) the City of Richmond and the Richmond Municipal Sewer District (MSD), collectively designated as "Richmond".

Powers. WCA is empowered to plan, acquire, construct, manage, maintain, operate, and control joint use facilities. It is empowered to plan, study, and recommend proper wastewater management practices consistent with its wastewater program. Specific powers which WCA is authorized to exercise include the following:

- (a) to make and enter into contracts;
- (b) to apply for and accept grants, advances, and contributions;
- (c) to employ or contract for the services of engineers, attorneys, planners, financial consult-

ants, fiscal agents, and such other persons as it deems necessary;

- (d) to make plans and conduct studies;

- (e) to acquire, construct, manage, maintain, operate, and control any buildings, works, or improvements;

- (f) to acquire, hold or dispose of property;

- (g) to sue and be sued in its own name;

- (h) to incur debts, liabilities, or obligations, subject to limitations set forth in the joint exercise of powers agreement;

- (i) to establish rates, tolls, fees, rentals, or other charges in connection with the facilities and services provided by the Agency; and

- (j) to plan, construct, operate, or maintain a member's sole-use facility when specifically requested by that member, or when necessary to meet joint discharge requirements.

- (k) to issue revenue bonds pursuant to Government Code Section 6540, et seq., and the Revenue Bond Law of 1941 (Government Code Section 54300, et seq.) for joint-use facilities.

Governing Body. WCA is governed by a Board of Directors consisting of one Director from each of its two member entities. Each member entity is entitled to one vote through its designated Director. Each Director is required to be an elective official of the governing body of his member entity.

WCA Project reports and supplements; plans and specifications for the WCA Project; the award of any contract for the acquisition or construction of facilities; and the annual budget are subject to the approval of the Board of Directors.

Management. The WCA Board of Directors has designated the West Contra Costa Sanitary District as Management Agency. Mr. William P. Braga, Manager, West Contra Costa Sanitary District has been designated WCA Manager by the WCA Board of Directors.

The Management Agency has selected Mr. William Cooper, President, Cooper, Clark & Associates, Palo Alto, California as Project Manager. The Project Manager serves under the direction of the WCA Manager and is responsible for the design of facilities and coordination of activities to construct the WCA Project.

The Treasurer of Contra Costa County and the Auditor-Controller of Contra Costa County are WCA's Treasurer and Comptroller, respectively.

Capital Cost Allocations. The WCA Project subsequently described in the section of this Official Statement entitled, "WCA Project Development", provides for the construction of sole-use and joint-use sewerage facilities. Sole-use facilities are those which serve one of WCA's member entities exclusively. Joint-use facilities are those which serve both member entities.

Capital costs of sole-use facilities are allocated to the member entity served by such facilities. Capital costs of joint-use facilities are shared by member agencies proportionate to the capacity designed into facilities to handle their respective wastewater flow. Each member entity shall own an undivided portion of joint-use facilities based on the percentage of capital costs allocated to it.

Project Financing. Each member entity has agreed to take the necessary steps to obtain funds to bear its share of the cost of the Project. Upon certification from each member of the availability of its share of Project costs, the WCA may award construction contracts and proceed with the construction of the Project.

Operating costs for sole-use facilities remain the responsibility of each member-entity. Operating costs for joint-use facilities shall be allocated to each member entity on the basis of its proportionate share of annual wastewater flow to the total annual flow contributed to the joint-use facilities.

Each member entity agrees to include in its annual budget amounts estimated to be sufficient to pay WCA its share of joint-use facility operating costs. WCA is authorized to take any or all legal actions necessary and permitted by law to enforce the collection of charges payable by member entities, including, but not limited to, actions or proceedings in mandamus to require each member entity to budget for such charges, or to collect such charges from the taxpayers, landowners, or users of any of the facilities of the Project.

If any member entity's flow should exceed its capacity allocation, upon notification by WCA, the member entity shall take measures to reduce its wastewater flow within the allocated capacity. If the member entity is unable to reduce its wastewater flow, it may: (1) purchase capacity from the other member entity, or, (2) at its expense, provide for modifications to pumping and/or conveyance facilities to accommodate the additional wastewater flow, or (3) make

arrangements with the other member entity to utilize its capacity for short-term wastewater flows.

WCA Project Development

In March 1977, WCA engaged the firms of Cooper, Clark & Associates, Palo Alto, California, and John Carollo, Engineers, Walnut Creek, California to undertake studies and prepare reports on: (1) alternative plans to consolidate wastewater transport, treatment, and disposal facilities; (2) construction of regional sludge handling facilities at the West Contra Costa Sanitary District's sewage treatment plant; (3) construction of wet weather wastewater treatment facilities at the West Contra Costa Sanitary sewage treatment plant; and (4) the improvement and rehabilitation of the Richmond and West Contra Costa Sanitary District sewage treatment plants. Based on preliminary findings of analyses for the consolidation of facilities, the City of Hercules withdrew from WCA on May 18, 1977.

Sewerage facilities to be constructed by WCA for its two member agencies (West Contra Costa Sanitary District and the City of Richmond) have been divided into two phases: Phase A and Phase B. Essential features of the Phase A Project and Phase B Project facilities are briefly described below.

Phase A Project Elements. The facilities to be constructed under this phase are those recommended in the August 8, 1977 report entitled "Transport Facilities for the Southerly Consolidation Alternatives and Miscellaneous Improvements to the Richmond MSD Treatment Plant" (Cooper, Clark & Associates with John Carollo Engineers).

The WCA Phase A Project provides for the construction of: (1) a pumping station and force main to convey effluent from the West Contra Costa Sanitary District sewage treatment plant to a confluence structure at the Richmond MSD sewage treatment plant; (2) a joint-use outfall to convey and dispose of the combined effluent of both sewage treatment plants at a deep-water discharge point in San Francisco Bay; (3) facilities to up-grade existing sewage treatment processes at the Richmond MSD sewage treatment plant to meet National Pollutant Discharge Elimination System (NPDES) requirements established pursuant to the Federal Water Pollution Control Act Amendments of 1972; and (4) a force main to convey sludge from the Richmond MSD sewage treatment plant to joint-use sludge lagoons at the site of the West Contra Costa Sanitary District sewage treatment plant.

Phase B Project Elements. The facilities to be constructed under this phase are those recommended in the April 20, 1977 report entitled "Wet Weather Flow Treatment Facilities Rehabilitation and/or Replacement of Facilities and Subregional Sludge Handling Facilities at the San Pablo (West Contra Costa) Sanitary District Treatment Plant" (Cooper, Clark & Associates with John Carollo Engineers).

The WCA Phase B Project provides for the construction of facilities to: (1) rehabilitate selected portions of the West Contra Costa Sanitary District sewage treatment plant; (2) temporarily store wet weather wastewater loadings in flow equalization basins until they can be properly treated at the West Contra Costa Sanitary District sewage treatment plant; and (3) pumping plant facilities to convey sludge from the Richmond MSD sewage treatment plant to the site of the West Contra Costa Sanitary District for disposal through joint-use sludge lagoon facilities.

WCA Project Implementation

In California, Federal and State sewerage facility construction grant programs are administered by the

State Water Resources Control Board (SWRCB). WCA has entered into construction grant agreements with the SWRCB for all Phase A Project elements. In addition, WCA has entered into grant agreements covering facilities planning costs of Phase B Project elements. These agreements provide that Federal and State grants will pay an aggregate of 87.5 percent of eligible Project costs.

Phase A. Project Construction Bids. WCA has received bids for the construction of all Phase A Project elements as shown in the tabulation below. The construction bids for Phase A Project elements A1, A2, and A3 have been approved by the SWRCB and WCA has received approvals to award these construction bids. The construction bid for Phase A Project element A4 is being reviewed by the SWRCB. It is anticipated that WCA will receive from SWRCB, prior to October 1, 1978, the approval to award the construction bid for Phase A Project element A4.

Table 3 shows the summary of estimated cost and sources of funds for Phase A Project elements based on WCA's applications to the SWRCB for approvals to award construction contracts.

| Phase A Project Element | Description | Low Bidder | Amount Bid | Construction Period (days)① |
|-------------------------------|--|---|---------------|-----------------------------------|
| A1 | Submarine Outfall | Smith-Rice Co., Alameda, California | \$3,909,000 | 600 |
| A2 | Transmission System Pipelines | Dorfman Construction Company, Inc., Los Angeles, California | 6,817,895 | 670 |
| A3 | West Contra Costa Sanitary District Effluent Pump Station | Robert D. Moore, San Mateo, California | 191,000 | 460 |
| A4 | Richmond MSD Treatment Plant Im- provements | Elmer J. Freethy Co., El Cerrito, California | 3,434,000 | 600 |

① Maximum number of days to complete construction from the day contractor receives the notice to proceed.

Table 3
WEST COUNTY AGENCY
Phase A Project Elements
Estimated Costs and Sources of Funds

| | Contracts | | | | Totals |
|--|--------------------|--------------------|--------------------|--------------------|---------------------|
| | A1 | A2 | A3 | A4 | |
| Construction | \$3,909,000 | \$6,817,895 | \$1,191,000 | \$3,434,000 | \$15,351,895 |
| Administrative and Legal | 73,800 | 53,000 | 12,000 | 43,000 | 181,800 |
| Land, Structures, Right-of-Way | 66,767 | 107,110 | — | — | 173,877 |
| Consultant Architect/Engineer Fees ... | 848,000 | 532,000 | 110,300 | 310,000 | 1,800,300 |
| Grantee Architect/Engineer Costs | 58,000 | 52,000 | 14,000 | 15,000 | 139,000 |
| Contingency | 247,778 | 341,000 | 60,000 | 343,000 | 991,778 |
| Relocation Payments | — | 586,200 | — | — | 586,200 |
| Grant Processing Fees | 26,017 | 42,446 | 6,936 | 20,725 | 96,124 |
| Total | \$5,229,362 | \$8,531,651 | \$1,394,236 | \$4,165,725 | \$19,320,974 |
| Sources of Funds | | | | | |
| Federal and State Grants | \$4,575,692 | \$7,465,194 | \$1,219,956 | \$3,471,493 | \$16,732,335 |
| West Contra Costa Sanitary District .. | 227,869 | 889,855 | 174,280 | — | 1,292,004 |
| Richmond Municipal Sewer District .. | 425,801 | 176,602 | — | 694,232 | 1,296,635 |

Phase B Project Plans. Facilities planning studies for Phase B Project elements are now nearing completion. Work on the detailed design of Phase B Project elements is scheduled to begin in late 1978.

Upon approval of the Phase B Project facilities plan by the SWRCB, it is anticipated that WCA will

enter into grant agreements with SWRCB for the detailed design and construction of Phase B Project elements. Construction of Phase B Project elements is scheduled to begin in late 1979. The tabulation below shows estimated costs and sources of funds for WCA Phase B Project elements.

| Phase B Project Element | Total Estimated Cost | Estimated Sources of Funds | | |
|---|----------------------------|--|--|-----------|
| | | Federal and State Grants ^① | West Contra Costa Sanitary District | Richmond |
| West Contra Costa Sanitary District Sewage Treatment Plant Rehabilitation and Wet Weather Wastewater Flow Equalization Basins ^② | \$18,335,000 | \$14,293,000 | \$4,042,000 | — |
| Richmond Sludge Pumping and Joint-Use Sludge Disposal Facilities | 2,499,000 | 2,187,000 | 125,000 | \$187,000 |

^① Assumes receipt of Federal and State grants equal to 87.5 percent of eligible costs.

^② Assumes that approximately \$2,000,000 of total estimates cost may be ineligible for Federal and State construction grant funding.

Source: Cooper, Clark & Associates with John Carollo Engineers.

Application of Bond Proceeds

Proceeds from the sale of the \$3,475,000 principal amount of West Contra Costa Sanitary District 1978 Sewer Bonds, Series A, will be used for the following purposes as summarized in Table 4.

(1) District's estimated share of WCA Phase A Project costs;

(2) Construction progress payment cash flow requirements to compensate for the lapse of time (of up to 60 days) from the date monthly construction progress payments are made by WCA to the date Federal and State grant reimbursements are received;

(3) District's estimated share and cash flow requirements for facilities planning and design costs for WCA Phase B Project elements and District wastewater reclamation and ultimate sludge disposal/energy recovery facilities planning;

(4) Recovery of the District's share of Phase A Project facilities planning costs previously paid from other District funds;

(5) An allowance for the District's share of WCA Project costs which may, upon final audit, be declared grant-ineligible; and

(6) Costs of issuing the Bonds.

Table 4

WEST CONTRA COSTA SANITARY DISTRICT 1978 Sewer Bonds, Series A Use of Bond Proceeds

| | |
|---|--------------------|
| District Share of WCA Phase A Project Construction Costs | \$1,292,004 |
| Construction Progress Payment Cash Flow Requirements | 323,001 |
| Planning and Design Costs: | |
| WCA Phase B Project Elements | 850,000 |
| Sludge Disposal/Energy Recovery Facilities | 278,000 |
| District Wastewater Reclamation Facilities | 100,000 |
| Allowance for Grant-Ineligible Costs .. | 350,000 |
| Recovery of WCA Phase A Project Planning and Design Cost Advances | 203,270 |
| Cost of Issuance of Bonds | 78,725 |
| Total | <u>\$3,475,000</u> |

DISTRICT ORGANIZATION AND FINANCIAL DATA

Organization

The West Contra Costa Sanitary District (formerly the San Pablo Sanitary District) was formed in 1921 and reorganized under the Sanitary District Act of 1923. The District, which serves a 14-square-mile area in Southwestern Contra Costa County, is empowered to provide the following services: sewage collection, treatment and disposal; garbage collection and disposal; and stormwater drainage. The District's operations at present are however confined almost exclusively to sewage collection, treatment and disposal.

The District is governed by a five-member Board of Directors elected at large for four-year overlapping terms. The President is elected by members of the Board, customarily for a one-year term of office.

The tabulation below shows present members of the Board of Directors, their respective dates of initial election to the Board of Directors and length of residence within the District.

| Director | Initial Date Elected (November) | Resident of District (Years) |
|--|--|---------------------------------------|
| Leonard L. Battaglia, President | 1975 | 23 |
| John W. Boomer, Secretary ... | 1975 | 23 |
| Warren M. Trundle | 1977 | 30 |
| Theodore R. Wooten | 1958 | 30 |
| Maurice E. Woulf | 1977 | 14 |

Historically the tenure of directors has generally been long, thereby enabling the District to maintain continuity and stability in policies and service.

The District's affairs are administered by a manager who serves at the pleasure of the Board of Directors. Mr. William P. Braga, the present manager, has been employed by the District for over 10 years, and has served in his present capacity since 1974. The District presently has 30 employees.

Assessed Valuation

West Contra Costa Sanitary District uses the facilities of Contra Costa County for the assessment and collection of ad valorem property taxes for District purposes. District taxes are collected at the same time and on the same tax rolls as are county and school district taxes. Assessed valuations of properties are the same for both District and county taxing purposes. The California State Board of Equalization reports the 1977/78 Contra Costa County valuations averaged 24.4 percent of full value except for public utility property, which was assessed at 25 percent of full cash value by the state. As of the date of this Official Statement, no comparable data is available from the California State Board of Equalization with respect to Contra Costa County 1978/79 valuations.

The 1968 California State Legislature adopted two additional types of exemptions beginning in the tax year 1969/70. The first of these exempts a portion (currently 50 percent) of the assessed valuation of business inventories from taxation.

The second exemption provides a credit of \$1,750 of the assessed valuation of an owner-occupied dwelling for which application has been made to the county assessor. Under a Constitutional Amendment the California Legislature can raise the exemption.

Revenue estimated to be lost to local taxing agencies due to such exemptions, however, is reimbursed from state sources. Such reimbursement is based upon total taxes due upon such exempt values and therefore is not reduced by any amount for estimated delinquencies.

Jarvis-Gann Constitutional Amendment

Proposition 13, the Jarvis-Gann Constitutional Initiative, was approved by California voters at the June 6, 1978 election. The text of the Amendment (now Article XIII A of the California Constitution) is as follows:

"Section 1.

(a) The maximum amount of any ad valorem tax on real property shall not exceed one percent (1%) of the full cash value of such property. The one percent (1%) tax is to be collected by the counties and apportioned according to law to the districts within the counties.

(b) The limitation provided for in subdivision (a) shall not apply to ad valorem taxes or special assessments to pay the interest and redemp-

tion charges on any indebtedness approved by the voters prior to the time this section becomes effective.

Section 2.

(a) The full cash value means the County Assessors valuation of real property as shown on the 1975-76 tax bill under 'full cash value', or thereafter, the approved value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment. All real property not already assessed up to the 1975-76 tax levels may be reassessed to reflect that valuation.

(b) The fair market value base may reflect from year to year the inflationary rate not to exceed two percent (2%) for any given year or reduction as shown in the consumer price index or comparable data for the area under taxing jurisdiction.

Section 3.

From and after the effective date of this article, any changes in State taxes enacted for the purpose of increasing revenues collected pursuant thereto whether by increased rates or changes in methods of computation must be imposed by an Act passed by not less than two-thirds of all members elected to each of the two houses of the legislature, except that no new ad valorem taxes on real property, or sales or transaction taxes on the sales of real property may be imposed.

Section 4.

Cities, Counties and special districts, by a two-thirds vote of the qualified electors of such district, may impose special taxes on such district, except ad valorem taxes on real property or a transaction tax or sales tax on the sale of real property within such City, County or special district.

Section 5.

This article shall take effect for the tax year beginning on July 1 following the passage of this Amendment, except Section 3 which shall become effective upon the passage of this article.

Section 6.

If any action, part, clause, or phrase hereof is for any reason held to be invalid or unconstitutional, the remaining sections shall not be affected but will remain in full force and effect."

Chapter 292, 1978 Statutes (Senate Bill 154) and Chapter 332, 1978 Statutes (Senate Bill 2212)

Senate Bill 154 approved by the Governor on June 24, 1978, provides partial relief to local government from the temporary difficulties brought about by the approval of the Jarvis-Gann Constitutional Initiative approved by California voters at the June 6, 1978 election.

The bill (among other purposes) appropriates \$162,000,000 from the State General Fund for special districts to meet demonstrated unmet needs up to 90% of property tax loss, for the 1978/79 fiscal year only. Most of the money is earmarked for non-enterprise districts.

All special district allocations, with the exception of allocations to multi-county districts and subsidiary city districts, will be distributed to county boards of supervisors for allocation to special districts within counties. Each county will receive an apportionment on the basis of that county's special district property tax loss in relation to statewide special district property tax loss. The county will have complete discretion in these allocations, within the following guidelines:

- Police and fire protection services shall be maintained at the same level of service as provided during 1977/78.
- Districts with unobligated reserves of 5% or less of total 1977/78 revenues are to be given priority over districts with surplus funds in excess of 5%.
- Districts most dependent on property tax revenues are to be given priority over districts less dependent upon property tax revenues.
- Districts not authorized to use non-property tax revenue sources, such as fees, rates and tolls, are to be given priority over districts that are authorized to use non-property tax sources.

The Assembly-Senate Conference Committee on implementation of Proposition 13 has determined that, statewide, enterprise special districts will suffer a loss of 5.6% of pre-Proposition 13 1978/79 total revenues, including the above state allocation, while non-enterprise special districts will experience a loss of 9.5% of total revenues.

Table 5 shows the District's assessed valuation for revenue purposes over the six-year period 1973/74 through 1978/79 prior to deductions for the two previously discussed reimbursable exemptions. Assessed values for 1978/79 reflect the first-year effects of Proposition 13.

Table 5**WEST CONTRA COSTA SANITARY DISTRICT
Assessed Valuation**

| Fiscal Year | Assessed Valuation | Redevelopment Increment ^① |
|---------------|--------------------|--------------------------------------|
| 1973/74 | \$129,786,616 | \$ 3,806,666 |
| 1974/75 | 134,582,250 | 4,929,675 |
| 1975/76 | 153,998,983 | 5,239,124 |
| 1976/77 | 170,923,586 | 6,974,370 |
| 1977/78 | 221,311,412 | 9,940,805 |
| 1978/79 | 224,411,231 | 10,700,000 ^② |

① Property taxes on such increments are not available to the District, being committed to redevelopment projects.

② Estimated.

Source: Contra Costa County Auditor-Controller.

Table 6 presents the distribution of the District's assessed valuation by tax roll for 1977/78 and 1978/79.

Table 6**WEST CONTRA COSTA SANITARY DISTRICT
Assessed Valuation by Tax Roll**

| Tax Roll | Assessed Valuation Net Taxable | Reimbursable Homeowner's Exemptions | Reimbursable Business Inventory Exemptions | Assessed Valuation For Revenue Purposes |
|-------------------------|--------------------------------|-------------------------------------|--|---|
| 1977/78 Tax Year | | | | |
| Local Secured | \$172,740,077 | \$21,604,475 | \$2,299,739 | \$196,644,291 |
| Public Utility | 7,019,630 | — | — | 7,019,630 |
| Local Unsecured | 13,926,412 | — | 3,721,079 | 17,647,491 |
| Total | \$193,686,119 | \$21,604,475 | \$6,020,818 | \$221,311,412 |
| 1978/79 Tax Year | | | | |
| Local Secured | \$173,880,034 | \$21,876,258 | \$2,930,270 | \$198,686,562 |
| Public Utility | 7,258,660 | — | — | 7,258,660 |
| Local Unsecured | 14,878,810 | — | 3,587,199 | 18,466,009 |
| Total | \$196,017,504 | \$21,876,258 | \$6,517,469 | \$224,411,231 ^① |

① Includes estimated \$10,700,000 of redevelopment increments. Property taxes on such increments are not available to the District.

Source: Contra Costa County Auditor-Controller.

Tax Rates

Prior to 1976/77, the District levied ad valorem taxes on all taxable property within the District for operation and maintenance expenses and general obligation bond service.

Beginning in 1976/77, the policy of meeting maintenance and operation expenses from service charges and fees was adopted.

In 1977/78 a tax of \$0.415 per \$100 assessed valuation was levied on all secured property within the District for cash flow purposes in connection with the Emergency Capital Financing Plan of the Wastewater Management Program.

In the 1978/79 tax year, the total District tax rate of \$0.41 per \$100 of assessed valuation is based on general obligation bond service requirements for outstanding 1953 Bonds and 1970 Bonds, and estimated bond service requirements for the \$3,475,000 principal amount of 1978 Sewer Bonds, Series A, currently being offered for sale.

Constraints of Proposition 13 (see "Jarvis-Gann Constitutional Amendment") do not apply to this tax rate, inasmuch as the Bonds were approved by the voters prior to July 1, 1978.

The history of District tax rates since the 1973/74 fiscal year is shown in Table 7.

Table 7
WEST CONTRA COSTA SANITARY DISTRICT
Tax Rates Per \$100 Assessed Valuation

| Year | General Purposes | General Obligation Bond Service | Total |
|---------------|------------------|---------------------------------|---------|
| 1973/74 | \$0.537 | \$0.186① | \$0.723 |
| 1974/75 | 0.610 | 0.245① | 0.855 |
| 1975/76 | 0.570 | 0.240① | 0.810 |
| 1976/77 | — | 0.292① | 0.292 |
| 1977/78 | 0.415② | 0.217① | 0.632 |
| 1978/79 | — | 0.410③ | 0.410 |

① 1953 Bonds and 1970 Bonds.

② On secured valuations only for Emergency Capital Financing Plan.

③ 1953 Bonds, 1970 Bonds, and 1978 Sewer Bonds, Series A, currently being offered for sale.

Source: County Auditor-Controller.

In the 1977/78 tax year, total tax rates per \$100 assessed valuation in District's 105 tax code areas ranged from \$10.468 (unincorporated area) to \$13.448 (City of Richmond). Tax Code Area 11017 had the largest assessed valuation (\$15,263,319). Table 8 shows all tax rates in this code area for the 1977/78 tax year.

As of the date of this Official Statement data relative to 1978/79 tax code areas and their respective tax rates and assessed valuations have not been compiled by the County Auditor-Controller.

Table 8
Tax Code Area 11017
Tax Rates for Fiscal Year 1977/78

| Tax Agency | Amount of Tax |
|---|-----------------|
| Contra Costa County | \$ 2.495 |
| City of San Pablo | 1.190 |
| Richmond Unified School District | 5.059 |
| Contra Costa Junior College | .708 |
| Other Education | .201 |
| West County Fire District | .801 |
| Flood Control | .200 |
| West Contra Costa Sanitary District | .632 |
| West County Hospital | .146 |
| East Bay Municipal Utility District | .112 |
| Alameda Contra Costa Transit | .429 |
| Bay Area Rapid Transit District | .428 |
| Bay Area Air Pollution Control | .015 |
| East Bay Regional Park District | .203 |
| Other | .020 |
| Total | \$12.639 |

Source: Contra Costa County Auditor-Controller.

Tax Levies and Delinquencies

Contra Costa County and its subsidiary public entities operate under provisions of Revenue and Taxation Code Sections 4701-4716 by which taxing entities in the county may receive their total secured tax levies regardless of actual payments and delinquencies. The county establishes a delinquency reserve and assumes responsibility for all secured

Table 9
WEST CONTRA COSTA SANITARY DISTRICT
Total Secured Tax Levies and Delinquencies

| Fiscal Year | Total Secured Tax Levy | Amount Collected June 30 | Amount Delinquent June 30 | Percent Delinquent |
|---------------|------------------------|--------------------------|---------------------------|--------------------|
| 1973/74 | \$ 570,165 | \$ 562,572 | \$7,594 | 1.33% |
| 1974/75 | 660,135 | 651,857 | 8,278 | 1.25 |
| 1975/76 | 701,304 | 692,074 | 9,230 | 1.32 |
| 1976/77 | 1,072,894 | 1,060,369 | 12,525 | 1.17 |
| 1977/78 | 2,044,049 | 2,004,005 | 40,043 | 1.96 |

Source: County Auditor-Controller.

delinquencies. Because of this method of tax collection, West Contra Costa Sanitary District is assured of 100% collection of its annual tax levy.

Tax collection experience in the District has been very favorable. During the past five years, the rate of

current year tax delinquency has averaged 1.41 percent annually as shown in Table 9 on page 13.

Contra Costa County secured tax levies, collections, and Guarantee Fund cash balances for the past five years are shown in Table 10.

Table 10
CONTRA COSTA COUNTY
Tax Levies, Collections, and Guarantee Fund Balances

| Fiscal Year | Total Secured Tax Levy | Amount Delinquent June 30 | Percent Delinquent June 30 | Guarantee Fund Cash Balance June 30 |
|---------------|------------------------|---------------------------|----------------------------|-------------------------------------|
| 1973/74 | \$239,381,720 | \$3,749,301 | 1.56% | \$ 6,692,028 |
| 1974/75 | 261,860,435 | 5,283,952 | 2.01 | 7,515,195 |
| 1975/76 | 290,128,126 | 5,120,237 | 1.76 | 8,612,344 |
| 1976/77 | 331,632,809 | 4,728,220 | 1.43 | 10,073,672 |
| 1977/78 | 373,950,185 | 5,943,840 | 1.59 | 11,614,986 |

Source: County Auditor-Controller.

Revenues and Expenditures

Financial records of the District are maintained by the County Auditor-Controller and the County Treasurer. In addition, the District maintains complete accounting records of all transactions in the General Fund. Accounting records of the District are kept on an accrual basis. District fees and other revenues are deposited in the County Treasury through a local bank. Expenditures are made by warrants drawn on the County Treasurer.

Sewer service charges and financial aid from state and federal sources are the major District reve-

nue items. Funds for system improvements are accumulated in various investment funds pending disbursement.

Table 11 summarizes District revenues and expenditures during the five year period ending in 1976/77, based on annual audits of records maintained in the District. Table 12 provides estimated revenues and expenditures for 1977/78 and the proposed budget for 1978/79. Table 13 presents fund balances by individual years as of June 30 for the five years 1972/73 through 1976/77.

Table 11

WEST CONTRA COSTA SANITARY DISTRICT**Summary of Revenues and Expenditures^①**

| | 1972/73 | 1973/74 | 1974/75 | 1975/76 | 1976/77 |
|--|-------------|-------------|-------------|-------------|-------------|
| Revenues | | | | | |
| Service Charges | \$ 27,323 | \$ 75,345 | \$ 62,295 | \$ 27,038 | \$1,084,806 |
| Permit, Extension, Approval Fees | 6,133 | 5,089 | 4,114 | 5,128 | 28,953 |
| Connection Fees | 55,926 | 21,674 | 46,134 | 32,383 | 367,101 |
| Toll Zones | 2,567 | 1,700 | 400 | 500 | 13,178 |
| Crockett-Valona Service | — | — | 24,302 | 54,695 | 46,320 |
| Excess Use Charge | — | — | 24,881 | 34,424 | 28,586 |
| Annexation Charges | 1,299 | 3,768 | 324,486 | 1,350 | 72,269 |
| Property Taxes | 1,004,060 | 794,443 | 932,753 | 1,034,364 | 461,711 |
| Franchises | 21,168 | 21,168 | 21,168 | 21,168 | 21,168 |
| Interest | 139,542 | 195,617 | 210,790 | 167,055 | 199,294 |
| Federal Grants | 480,553 | 442,030 | 492,691 | 100,428 | 708,804 |
| State Sources | 267,757 | 249,472 | 344,872 | 216,951 | 117,134 |
| Donated Sewer Lines | — | — | 23,362 | — | 146,864 |
| Other | 6,426 | 19,700 | 26,517 | 53,848 | 55,774 |
| Total ^① | \$2,012,754 | \$1,830,006 | \$2,538,765 | \$1,749,332 | \$3,351,962 |
| Expenditures | | | | | |
| Salaries and Wages | \$ 310,816 | \$ 336,650 | \$ 399,056 | \$ 497,117 | \$ 496,059 |
| Employee Benefits | 62,516 | 77,073 | 87,767 | 125,241 | 148,248 |
| Depreciation and Amortization | 189,390 | 190,824 | 196,776 | 199,429 | 199,818 |
| Insurance | 15,255 | 25,084 | 18,471 | 25,815 | 34,390 |
| Operating Supplies | 69,179 | 84,382 | 85,761 | 129,522 | 124,780 |
| Professional Service | 9,300 | 19,370 | 15,768 | 21,149 | 21,937 |
| Repairs and Maintenance | 47,674 | 53,040 | 59,276 | 92,839 | 85,170 |
| Utilities | 110,652 | 121,215 | 135,819 | 156,608 | 211,597 |
| Interest | 381,734 | 363,264 | 353,076 | 337,278 | 312,407 |
| Redevelopment Allocations | 28,321 | 27,528 | 35,698 | 42,954 | 20,366 |
| Other | 24,781 | 36,116 | 33,639 | 48,853 | 42,877 |
| Subtotal ^① | \$1,249,618 | \$1,334,546 | \$1,421,107 | \$1,658,805 | \$1,697,649 |
| Bond Redemption ^② | \$ 180,000 | \$ 190,000 | \$ 200,000 | \$ 210,000 | \$ 230,000 |
| Capital Outlay ^② | \$ 949,133 | \$ 748,066 | \$ 389,533 | \$ 289,289 | \$1,159,165 |
| Total | \$2,378,751 | \$2,272,612 | \$2,010,640 | \$2,158,094 | \$3,086,814 |

① District Audit Reports. Includes receipts and disbursements in the General Fund.

② Bond Redemption and Capital Outlay totals are from records maintained jointly by the District and County.

Table 12**WEST CONTRA COSTA SANITARY DISTRICT****Estimated 1977/78 Revenues and Expenditures****Proposed Budget 1978/79**

| | Estimated 1977/78 | Proposed Budget 1978/79 |
|--------------------------------------|----------------------|-------------------------------|
| REVENUES | | |
| Sewer Service Charges | \$1,356,317 | \$1,619,738 |
| Annexation Fees | 126,625 | 70,000 |
| Connection Fees | 28,951 | 75,000 |
| Permit and Other Fees | 4,226 | 12,600 |
| Toll Zones | 29,651 | 77,500 |
| Crockett-Valona Service | 48,960 | 48,960 |
| Property Taxes | 863,557 | 26,022 |
| Franchises | 21,168 | 21,168 |
| Interest | 168,372 | 153,500 |
| Other Government Agencies | 162,434 | 1,973,024 |
| Other | 27,994 | 26,080 |
| Total | \$2,838,255 | \$4,103,592 |
| EXPENDITURES | | |
| Salaries and Wages | \$ 505,994 | \$ 565,675 |
| Employee Benefits | 154,202 | 167,436 |
| Depreciation and Amortization | 248,409 | 248,409 |
| Insurance | 56,597 | 60,000 |
| Operating Supplies | 114,791 | 158,890 |
| Professional Service | 21,567 | 16,500 |
| Repairs and Maintenance | 86,138 | 128,058 |
| Utilities | 304,331 | 352,699 |
| Debt Service | 913,147 | 933,460 |
| Redevelopment Allocations | 60,328 | 33,609 |
| Property, Plant, and Equipment | 790,039 | 514,200 |
| Other | 62,727 | 45,542 |
| Contingency Reserve | — | 150,000 |
| Total | \$3,318,270 | \$3,374,478 |

Source: West Contra Costa Sanitary District Proposed 1978/79 Budget.

Table 13

WEST CONTRA COSTA SANITARY DISTRICT

Fund Balances as of June 30

Total Cash in County Treasury June 30

| Fund | 1973 | 1974 | 1975 | 1976 | 1977 |
|-------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Expense Fund | \$ (805) | \$ 61,154 | \$ 166,383 | \$ 170,779 | \$ 276,570 |
| Improvement Fund | 39,396 | 5,463 | 31,865 | 1,583 | 43,050 |
| Assessment District No. 30 | 5,207 | 5,207 | 5,207 | 5,207 | 5,207 |
| Assessment District No. 31 | 4,469 | 4,469 | 4,469 | 4,469 | 4,469 |
| Assessment District No. 32 | 7,533 | 7,633 | — | — | — |
| Assessment District No. 33 | 27 | 27 | — | — | — |
| Sewer Construction Fund | 19,859 | 122,812 | 53,617 | 70 | 240,021 |
| 1970 Bond Redemption Fund | 428,417 | 208,884 | 409,167 | 349,107 | 392,892 |
| Investment Fund | 2,655,000 | 2,273,000 | 2,835,000 | 2,738,000 | 2,759,000 |
| Trunk Sewer Project | 3,417 | 3,544 | 3,544 | — | — |
| Tara Hills Construction Fund | 6,568 | 15,343 | — | — | — |
| 1953 Bond Redemption Fund | (753) | 1,705 | 1,050 | 6,711 | 2,398 |
| WPC Construction Fund | — | 97,018 | 32,348 | 146 | 4,794 |
| Wastewater Capital Improvements ... | — | 45,381 | 168 | 1,677 | 3,515 |
| No. Richmond Storm Fund | — | 4,087 | 252 | 944 | 2,636 |
| 1970 Bond Construction Fund | — | 490 | 384 | 928 | 616 |
| Total Cash in County Treasury | \$3,168,335 | \$2,856,218 | \$3,538,455 | \$3,279,620 | \$3,735,169 |

Source: District Audit Reports.

District management has prepared the following estimates of fund balances for June 30, 1978 and June 30, 1979.

| Name of Fund | Estimated June 30, 1978 | Budget June 30, 1979 |
|---|----------------------------|-------------------------|
| Expense Fund | \$ 193,328 | \$ 328 |
| Improvement Fund | 1,372,752 | 617,757 |
| WPC Construction Fund . | 228,794 | —0— |
| Wastewater Capital Improvements | 388,609 | 567,369 |
| Sewage Treatment Construction Fund ... | 1,301,453 | 1,711,271 |
| Total | \$3,484,936 | \$2,896,725 |

Direct Bonded Indebtedness and Debt Service Schedules

1. 1953 General Obligation Bonds sold June 15, 1953. Amount of issue, \$938,000. Interest payable

December 15 and June 15 of each year at rates of 4-4½ %. Principal payments due June 15 each year.

| Fiscal Year | Bonds Outstanding June 30 | Principal Payable | Interest Payable | Total Debt Service |
|---------------|---------------------------|-------------------|------------------|--------------------|
| 1978/79 | \$188,000 | \$35,000 | \$7,990 | \$42,990 |
| 1979/80 | 153,000 | 35,000 | 6,503 | 41,503 |
| 1980/81 | 118,000 | 35,000 | 5,015 | 40,015 |
| 1981/82 | 83,000 | 35,000 | 3,528 | 38,528 |
| 1982/83 | 48,000 | 48,000 | 2,040 | 50,040 |

Source: District Audit Reports.

2. 1970 Sewer Bonds sold October 1, 1970. Amount of issue, \$5,900,000. Interest rate 5-7%.

Principal payments due July 1, interest payments due January 1 and July 1.

| Fiscal Year | Outstanding Debt | Due Date | Principal Payable | Interest Payable | Total Debt Service |
|---------------|------------------|----------|-------------------|------------------|--------------------|
| 1977/78 | \$4,655,000 | 1/1/78 | | \$142,190.00 | \$514,380 |
| | | 7/1/78 | \$230,000.00 | 142,190.00 | |
| 1978/79 | 4,425,000 | 1/1/79 | | 134,140.00 | 518,280 |
| | | 7/1/79 | 250,000.00 | 134,140.00 | |
| 1979/80 | 4,175,000 | 1/1/80 | | 125,390.00 | 515,780 |
| | | 7/1/80 | 265,000.00 | 125,390.00 | |
| 1980/81 | 3,910,000 | 1/1/81 | | 116,115.00 | 517,230 |
| | | 7/1/81 | 285,000.00 | 116,115.00 | |
| 1981/82 | 3,625,000 | 1/1/82 | | 107,565.00 | 520,130 |
| | | 7/1/82 | 305,000.00 | 107,565.00 | |
| 1982/83 | 3,320,000 | 1/1/83 | | 98,415.00 | 521,830 |
| | | 7/1/83 | 325,000.00 | 98,415.00 | |
| 1983/84 | 2,995,000 | 1/1/84 | | 88,502.50 | 522,004 |
| | | 7/1/84 | 345,000.00 | 88,502.50 | |
| 1984/85 | 2,650,000 | 1/1/85 | | 77,807.50 | 525,615 |
| | | 7/1/85 | 370,000.00 | 77,807.50 | |
| 1985/86 | 2,280,000 | 1/1/86 | | 66,152.50 | 527,305 |
| | | 7/1/86 | 395,000.00 | 66,152.50 | |
| 1986/87 | 1,885,000 | 1/1/87 | | 53,512.50 | 532,025 |
| | | 7/1/87 | 425,000.00 | 53,512.50 | |
| 1987/88 | 1,460,000 | 1/1/88 | | 39,912.50 | 534,825 |
| | | 7/1/88 | 455,000.00 | 39,912.50 | |
| 1988/89 | 1,005,000 | 1/1/89 | | 25,125.00 | 535,250 |
| | | 7/1/89 | 485,000.00 | 25,125.00 | |
| 1989/90 | 520,000 | 1/1/90 | | 13,000.00 | 546,000 |
| | | 7/1/90 | 520,000.00 | 13,000.00 | |

Source: District Audit Reports.

District 1915 Act Bonds

As of October 1, 1978 portions of special assessment issues in the aggregate amount of \$148,000 will be outstanding. These bonds are authorized under the 1915 Improvement Bond Act, whereby the District has a possible contingent liability in the event of any delinquency in the payment of installments of assessments which secure the bonds.

Debt Statement

Table 14 shows a Statement of the District's direct and estimated overlapping bonded debt as of October 1, 1978, prepared by California Municipal Statistics, Inc.

The District's share of authorized unsold bonds is as follows:

| | |
|---|-------------|
| West Contra Costa Sanitary District | \$6,485,000 |
| East Bay Municipal Utility District | 1,218,610 |
| Pinole-Hercules Union School District . . | 18,125 |
| Sheldon School District | 179,448 |
| City of Pinole | 3,881 |

As of June 30, 1977, the District's share of State School Building Aid repayable was \$2,462,045.

District Employee Retirement Program

Employees of the District are members of the State Public Employees Retirement System (PERS) and the Federal Social Security System. In 1977/78 the District contributed approximately \$50,600 to these retirement programs, and the 1978/79 contribution is estimated at \$56,560.

The District is studying the feasibility of withdrawing from the Federal Social Security System and replacing this program with an alternate system. If an alternate system is selected, withdrawal from the Federal Social Security System will become effective December 31, 1980.

State Public Employees' Retirement System (PERS)

The PERS system was originally established in 1931. As of June 30, 1977, there were 556,759 members, of whom approximately 10% are classified as "safety" members (principally fire and police duties) and the balance are classified as "miscel-

laneous" members (management, administrative, staff, operational and clerical employees).

Approximately one-third of the members are state personnel and the balance are public agency personnel. As of June 30, 1977, the System provided retirement, death and survivor benefits under 979 contracts for 2,078 public agency employers (cities, counties, school districts, special districts, and other public bodies) with 374,051 members. The System's funding is by employer and employee contributions together with investment income. Contributions fluctuate yearly depending on the number of members and their respective salary schedules.

Total assets of the System at June 30, 1977 were \$8,951,294,831, according to the annual audit. Of this amount, net assets of \$8,755,875,035 were available for benefits. The annual contribution by employers for the 1976/77 fiscal year was \$718,363,062. The annual contribution by employees for the 1976/77 fiscal year was \$312,725,614.

The most recent actuarial valuation, performed by PERS, utilized census data as of June 30, 1976. The total unfunded obligation of the System was determined to be \$6,868,665. The method used was entry age normal cost, which is a projected benefit cost method wherein level employer normal cost rates, considering present member contributions, are calculated at amounts sufficient to fund benefits over the entire service life of members.

Except for the pooling of certain public agency miscellaneous members, actuarial evaluations are performed for each participating employer, and the total accrued actuarial liability noted above is the sum of the individual employer accounts. According to the PERS annual report, public agency employer contribution rates set forth between each agency and PERS will meet all ongoing costs and fund the unfunded liability for each agency in accordance with the terms of each agency's contract.

The System's financial statements are prepared on an accrual basis of accounting. The System's auditor is Touche Ross & Co., San Francisco, California. Citicorp Investment Management, Inc., San Francisco, provides investment advisory services. The System's actuarial activities are conducted internally on a continuous basis, with an experience analysis being required no less than every four years under the Retirement Law. Management Applied Programming, Inc., Los Angeles, is reviewing the June 30, 1977 actuarial valuation prepared by the PERS staff.

Table 14

WEST CONTRA COSTA SANITARY DISTRICT

Statement of Direct and Estimated Overlapping Bonded Debt^①

| | | |
|----------------------------------|----------------------------|--|
| Estimated Population | 67,000 | |
| 1977/78 Assessed Valuation | \$211,244,072 ^② | |
| Estimated Real Value | \$865,000,000 ^③ | |

| Public Entity | Percent Applicable | Estimated Debt Applicable October 1, 1978 |
|---|-----------------------|---|
| Contra Costa County Juvenile Facilities Corporation | 5.772% | \$ 118,614 ^④ |
| Bay Area Pollution Control Authority | 0.871 | 11,175 |
| San Francisco Bay Area Rapid Transit District | 1.686 | 11,891,780 |
| East Bay Municipal Utility District | 3.931 | 5,225,085 |
| Alameda-Contra Costa Transit District, Special Services District #1 | 3.923 | 100,037 |
| Contra Costa Education Center Authority | 5.775 | 138,022 |
| Richmond Unified and Richmond Union High School Districts | 22.900 | 1,782,765 |
| Pinole-Hercules Union School District | 45.312 | 180,341 |
| Richmond School District | 2.859 | 1,115 |
| San Pablo School District | 95.838 | 102,546 |
| Sheldon School District | 92.978 | 43,699 |
| City of Pinole | 0.539 | 4,851 |
| City of Richmond | 13.191 | 141,803 |
| City of Richmond Port Terminal Authority | 13.191 | 3,007,548 |
| Richmond Municipal Sewer District No. 1 | 0.001 | 46 |
| City of San Pablo 1915 Act Bonds | 100. | 480,800 |
| San Pablo Sanitary District | 100. | 7,900,000 ^⑤ |
| San Pablo Sanitary District (1953 Issue) | 99.997 | 187,994 |
| San Pablo Sanitary District 1915 Act Bonds | 100. | 148,000 |
| TOTAL GROSS DIRECT AND OVERLAPPING BONDED DEBT | | \$31,466,221 |
| Less: East Bay MUD (100% self-supporting) | | 5,225,085 |
| TOTAL NET DIRECT AND OVERLAPPING BONDED DEBT .. | | \$26,241,136 |

| | Ratio to 1977/78 | | |
|---|-----------------------|-------------------------|---------------|
| | Assessed Valuation | Estimated Real Value | Per Capita |
| Assessed Valuation | — | — | \$3,153 |
| Gross Direct Debt (\$8,087,994) | 3.83% | .94% | 121 |
| Gross Direct and Estimated Overlapping Bonded Debt (\$31,466,221) | 14.90 | 3.64 | 470 |
| Net Direct and Estimated Overlapping Bonded Debt (\$126,241,136) | 12.42 | 3.03 | 392 |

① Compiled by California Municipal Statistics, Inc.

② Includes Homeowners and Business Inventory reimbursable exemptions (\$27,625,293). Excludes redevelopment tax allocation increment (\$10,067,340).

③ The State Board of Equalization reports 1977/78 Contra Costa County valuations were 24.4 percent of full value. Public Utility property (\$7,019,630) is assessed by the State at 25 percent of full cash value.

④ Excludes share of \$8,730,459 Contra Costa County lease purchase obligations (\$503,992).

⑤ Includes \$3,475,000 of 1978 Sewer Bonds, Series A, currently offered for sale.

Employer/Employee Relations

Employees of the District are not represented by a formally organized bargaining unit. From among their number, employees select representatives to meet with the District Personnel Committee and negotiate compensation, employee benefits and other personnel matters. Terms arising from these negotiations are reviewed by the Personnel Committee of the Board of Directors and Manager and subsequently are passed on by the Board of Directors.

The District has a civil service system under which all employees are selected on a basis of qualification and merit as provided under the Sanitary District Act of 1923.

Insurance Coverage

Wanlass Insurance Agency, San Pablo, California, reports the District has insurance coverage as described below.

Property Insurance—Real and Personal Property Coverages

Coverage includes Fire, Lightning, Extended Coverage, Vandalism, Malicious Mischief and Earthquake with a 90% average clause.

1. \$2,500,000—written through Appalachian Insurance Company for the period 2-1-77 to 2-1-80. (Earthquake coverage limited to \$2,500,000.)

\$ 90,000—written through Appalachian Insurance Company also providing All Risk coverage including Theft on office and laboratory equipment.

2. \$2,500,000—excess of \$2,500,000 shown above is written through Fireman's Fund for the period 4-19-77 to 2-1-80.

\$5,090,000 TOTAL COVERAGE

Liability Insurance

1. *Comprehensive General Liability* is written through Aetna Insurance Company for the period 2-23-78 to 2-23-81:

| | |
|------------------------------|---------------|
| Bodily Injury—Except Auto | \$500/500,000 |
| Bodily Injury—Auto | 500/500,000 |
| Property Damage—Auto . . | 500,000 |

2. *Third Party Broad Form Property Damage.* Coverages written through Lloyds of London for the period 6-8-77 to 6-8-79:

Property Damage—Except Auto \$100,000

3. *Difference in Condition Liability* coverage is written through Covenant Mutual for the period 2-23-78 to 2-23-79:

Public Entity difference in
condition liability \$300,000

4. *Umbrella coverage* providing excess of the underlying limits shown above is written as follows:

| |
|--|
| \$1,000,000—Great American Insurance |
| <u>1,000,000—Charter American Insurance</u> |
| \$2,000,000—Total excess which expires on 2-24-79 |

5. *Auto Physical Damage—Comprehensive & Collision.*

This is written through Aetna Insurance Co. and provides coverage for vehicles specifically scheduled on an actual cash value basis. Policy period same as above.

Fidelity Bond

This coverage is provided under Insuring Agreement 3—Faithful Performance Blanket Bond Coverage. The policy is written through Aetna Insurance Company in the amount of \$100,000 and it will expire 6-28-80.

Forgery and Check Alteration

This covers forgery and check alteration in the amount of \$15,000. This policy is written by the Paymaster Corp. and will expire 1-26-80.

Workers' Compensation

This insurance is written through the State Compensation Insurance Fund covering all employees in the course of their employment. This policy will expire on 6-30-79.

ECONOMY OF THE DISTRICT AND VICINITY

The West Contra Costa Sanitary District embraces approximately 14 square miles in southwestern Contra Costa County. It serves the City of San Pablo, a substantial part of the City of Richmond, and portions of the City of Pinole and the unincorporated communities of East Richmond Heights, North Richmond, El Sobrante, Rollingwood, and Tara Hills. The center of the District is about 17 miles northeast of San Francisco and 12 miles north of Oakland.

With well-developed residential, commercial, and industrial areas, the District forms part of the highly urbanized complex along the eastern shore of San Francisco Bay, comprising the most intensively developed portions of Contra Costa County and Alameda County. In western Contra Costa County, in and near the District, major petroleum refining, manufacturing, and distribution facilities have been established by such nationally-known firms as Standard Oil Company of California, Safeway Stores, FMC Corporation, Stauffer Chemical Company, and Crown Cork and Seal Company. Also of major importance to the area's economy are the extensive educational, medical, and research facilities centering about the University of California at Berkeley. Located within the District are Contra Costa College and Hilltop Shopping Mall, a new regional commercial complex serving western Contra Costa County.

A highly efficient transportation network, including the Bay Area Rapid Transit system (BART), provides District residents with convenient access to all major employment centers in the San Francisco Bay Area. Extensive rail, highway, port and air transport facilities link west Contra Costa County's industrial and commercial firms to national and world markets. As a result, distribution, shipping, and warehousing activities have assumed increasing importance.

New construction lends strong support to the economy of the District. Residential building permit valuation has accelerated in recent years in the largely unincorporated eastern and northern sectors of the District, while commercial construction at Hilltop

Mall continues at a vigorous pace. This major regional retail complex, opened in 1976, attracts many satellite enterprises. It is situated within the city limits of the City of Richmond, immediately west of Interstate 80, and lies almost in the center of the District.

Population and Social Characteristics

The District's population grew steadily in the post-war years, reaching 49,000 in 1960 and an estimated 70,000 in 1970. District population declined in the first half of the 1970s; however, recent increased construction activity and new job opportunities, as discussed in other sections of this Official Statement, indicate that population declines have been arrested. It is anticipated that the District's future rate of population growth will be more moderate than pre-1970 population gains. The present District population is estimated at 67,000. Projections by the District's consulting engineers, based on data from county and state sources, indicate a District population of 88,000 in 1987 and 100,000 in 1997.

Table 15 reflects population trends in communities which, in whole or in part, comprise the District. The figures for 1975 are derived from a countywide special census carried out in April 1975 by the Contra Costa County Planning Department, cities of the county, and the State Department of Finance. The latter agency provides 1978 estimates for incorporated areas only.

According to the 1975 special census, median household incomes in the District ranged from \$3,063 in North Richmond to \$15,988 in the Tara Hills area. East Richmond Heights and El Sobrante both reported median annual household incomes in excess of \$14,700. Median school years completed was highest in East Richmond Heights (13.0), and lowest in North Richmond (9.5). Average household size ranged from 2.5 in the City of San Pablo to 3.5 in Tara Hills. These factors are presented in the accompanying tabulation on page 23.

Table 15**Population Trends****Communities Served by the District^①**

| Community | 1950 | 1960 | 1970 | 1975 | 1978 |
|--|--------|--------|--------|--------|--------|
| City of San Pablo | 14,476 | 19,687 | 21,461 | 19,392 | 18,600 |
| City of Richmond | 99,545 | 71,854 | 79,043 | 70,126 | 69,600 |
| City of Pinole | 1,147 | 6,064 | 13,266 | 15,337 | 15,200 |
| East Richmond Heights (Unincorporated) | — | — | 4,106 | 3,580 | NA |
| El Sobrante (Unincorporated) | — | — | 10,803 | 10,383 | NA |
| Montalvin/Tara Hills (Unincorporated) | — | — | 10,953 | 10,091 | NA |
| North Richmond (Unincorporated) | — | — | 3,140 | 2,194 | NA |

① All of the City of San Pablo, a substantial portion of the City of Richmond, approximately 10 percent of the City of Pinole, and all of indicated unincorporated communities.

Sources: 1950-1970: U.S. Census Bureau.

1975: Special Census.

1978: January 1 estimates by State Department of Finance.

Social Characteristics**Communities Served by the District**

| Community | Median Household Income | | Median Years of School Completed | | Average Household Size | |
|-----------------------------|-------------------------|----------|----------------------------------|------|------------------------|------|
| | 1970 | 1975 | 1970 | 1975 | 1970 | 1975 |
| City of San Pablo | \$ 8,134 | \$ 9,332 | 11.2 | 12.0 | 2.8 | 2.5 |
| City of Richmond | 8,778 | 10,353 | 12.1 | 12.0 | 3.0 | 2.7 |
| East Richmond Heights | 11,440 | 14,758 | 12.5 | 13.0 | 3.2 | 2.8 |
| El Sobrante | 11,448 | 14,742 | 12.3 | 12.0 | 3.3 | 2.8 |
| Tara Hills | 12,085 | 15,988 | 12.3 | 12.0 | 3.9 | 3.5 |
| North Richmond | 2,915 | 3,063 | 10.1 | 9.5 | 3.4 | 2.6 |

Source: County Planning Department (1975 Special Census).

The 1970 Census of Housing provides information on type of housing for Richmond and San Pablo. Over 71 percent of all housing units in Richmond were single family dwellings, and about 58 percent owner-occupied. Median value of owner-occupied houses was \$20,000. Median monthly rental of renter-occupied quarters was \$101. In San Pablo, single family units comprised 56 percent of the total housing stock, and 48 percent were owner-occupied. Median home value was \$17,600, and median monthly rental \$118.

Employment and Industry

Convenient freeway accessibility, proximity to BART stations, and regularly scheduled commuter bus service by AC Transit District enable District residents to work in virtually any part of the San Francisco-Oakland Metropolitan Area.

In Contra Costa County, government at all levels is the principal source of employment, accounting for approximately 25 percent of all payrolls. Next in importance as sources of employment in the county

are retail trade, manufacturing, and services. A breakdown of total employment by number of employers, number of employees, and total quarterly wages for the second quarter of 1977 is presented in Table 16.

Contra Costa County forms part of the five-county San Francisco-Oakland Labor Market Area, reported on a monthly basis by the State Department of Employment Development. As of April 1978, total wage and salary workers in nonagricultural establishments for this metropolitan area numbered 1,431,300, compared with 1,388,800 the previous April. Trade, government, services, and manufacturing were the principal employment groups, with retail trade gaining 8,300 new workers during the year, manufacturing adding 6,500 employees, and government 5,600. The April 1978 seasonally adjusted unemployment rate was 5.9%, compared with 8.0% the previous April. The unadjusted unemployment rate was 5.6%, a significant drop from the 7.6% of April 1977.

Within the District, the largest source of employment is Hilltop Shopping Center (see "Commercial Activity"). Three major department stores and numerous supporting establishments provide full-time employment for approximately 1,500 persons. Plans for further development at this location include expansion of the present auto center, a hotel, and a restaurant complex. At full development, the Hilltop complex is expected to employ 3,000 persons.

Largest industrial employers in the District are Rheem Manufacturing Co., Crown Cork & Seal, and Atlas Foundry and Manufacturing Co., with combined employment approximating 700. Among major non-industrial employers are Brookside Hospital, Contra Costa College, and El Portal Shopping Center in San Pablo. A number of large super markets in the District (Alpha Beta Markets, Fry's Food Stores, 4 Guys Big T, Ralph's Grocery) employ several hundred persons in the aggregate. A listing of the principal employers in West Contra Costa Sanitary District appears in Table 17.

Table 16
CONTRA COSTA COUNTY
Employment by Industry^①

| Industry | Number of Reporting Units | Number of Employees ^② | Total Quarterly Wages |
|---------------------------------------|---------------------------|----------------------------------|-----------------------|
| Agriculture | 379 | 3,404 | \$ 5,873,240 |
| Mineral Extraction | 14 | 336 | 1,718,442 |
| Construction | 1,123 | 10,684 | 42,361,889 |
| Manufacturing | 484 | 26,715 | 109,126,692 |
| Transportation, Utilities | 304 | 10,253 | 39,705,723 |
| Wholesale Trade | 520 | 7,284 | 27,953,978 |
| Retail Trade | 2,284 | 37,887 | 80,214,040 |
| Finance, Insurance, Real Estate | 823 | 8,767 | 21,924,272 |
| Services | 3,240 | 29,185 | 72,606,538 |
| Federal Government | 18 | 5,820 | 22,223,339 |
| State Government | 54 | 774 | 3,669,958 |
| Local Government | 64 | 40,082 | 106,762,522 |
| Other | 58 | 511 | 778,491 |
| Total | 9,365 | 181,702 | \$534,919,124 |

① Second Quarter 1977 reports from private employers and government entities reporting Unemployment Insurance and Disability Insurance taxes or Personal Income Tax withholding.

② June 1977.

Source: California Employment Development Department.

Table 17**Principal Employers Within West Contra Costa Sanitary District**

| Firm | Product or Service | Number of Employees |
|--|---|---------------------|
| Hilltop Mall | Regional Shopping Center | 1,500-2,000 |
| Brookside Hospital | Medical Care | 709 |
| El Portal | Shopping Center | 500-600 |
| Rheem Manufacturing Co. | Metal and Plastic Shipping Containers | 300 |
| Crown Cork & Seal | Cans, Bottle Caps | 200 |
| Atlas Foundry & Mfg. Co. | Iron Castings | 200 |
| Contra Costa College | Community College | 290 |
| Pacific Telephone Co. | Utility—Long Distance Exchange | 200 |
| Young & Co. Mfg. | Metal Parts for Heating, Air Conditioning | 75-125 |
| Myers Drum Co. | Steel Shipping Containers | 115 |
| Dennison-Eastman Corp., Sub. Dennison Mfg. Co. | Tags, Labels, Business Forms | 176 |
| Noll Manufacturing Co. | Furnace and Pipe Fittings | 125 |
| Boise Cascade-Composite Can Division | Fibre Cans | 80 |
| K-Mart | Discount Store | 50-100 |
| Safeway Stores | Retail | 50-100 |
| Radiant Color Div., Hercules | Inks, Paints, Coated Papers | 60 |
| FMC Corp., Agric. Chem. Div. | Agricultural and Industrial Chemicals | 60 |
| U.S. Peroxygen Div., Witco Chem. | Organic Peroxides | 55 |
| East Bay Brass Foundry | Metal Castings | 40 |
| Wesflex Mfg. Co. | Plastic Pipe Mfr. | 35 |
| Stauffer Chemical Co., Industrial Chemical Div. | Phosphate Chemicals | 30 |
| Handyman | Retail Building Supplies | 43 |

Source: Community Economic Profiles and direct contact by Stone & Youngberg MFC, Inc.

New major construction projects in Richmond have resulted in substantial Federal government and trade employment gains in the immediate vicinity of the District. The \$40 million U.S. Postal Service San Francisco Area Bulk Mail Center on Pt. Isabel in Richmond was completed in early 1976. The facility handles second, third and fourth class mail for Northern California and Western Nevada, employing 700 full-time and 180 part-time personnel.

The \$30 million Social Security Administration's Western Regional Program Center in downtown Richmond opened in mid-1976 and employs an estimated 2,000 persons. At a later date, the government intends to add three stories to the building and increase the number of employees by 1,000.

More than 2,400 persons are employed at the Richmond refinery of the Standard Oil Co. of California, drawing an annual payroll in excess of \$25 million. Capital value per employee for the 2,800-acre

site and improvements is over \$225,000. Approximately 70 percent of the refinery's 1,200 products are gasolines and other propellant fuels.

Standard Oil has invested \$139 million in a new 175,000 barrel per day refinery, nearly doubling the former refining capacity of 190,000 barrels per day.

Chevron Research Co., a subsidiary of Standard Oil, performs research, development and technical services in the field of petroleum and chemical products. There are 1,100 persons on the payroll.

The Ortho Division of Chevron Chemical Co., located on 400 acres of the refinery complex, employs 500 persons in six petrochemical plants. Refinery by-products are used in the manufacture of agricultural and industrial chemicals. Three other plants produce home garden and farm chemical products.

Stauffer Chemical Co. employs 500 persons at three Richmond plants in research development, and manufacture of sulfuric acid, sulfate fertilizers, agri-

cultural insecticides, herbicides, and other chemical products. In November 1977 Stauffer was granted a \$6,300,000 building permit for construction of the DeGuigne Research Center in Richmond.

Safeway Stores, Inc. operates a large food manufacturing and distribution complex in Richmond, with 1,500 employees on the payroll. United Grocers, Ltd. employs 468 at a wholesale grocery distribution center in Richmond.

The Richmond Field Station of the University of California, with a staff of 271 is engaged in research and development activities underwritten by the federal government, the State of California and private industry.

Willamette Iron and Steel Co. offers complete ship repair, dry docking, and conversion services at Richmond, with design engineering, machine and plate shops employing 350-500 persons.

The Richmond Unified School District, which serves West Contra Costa Sanitary District, employs 1,780 certified and 1,131 classified personnel.

Many residents of the District commute to jobs in Oakland, San Francisco, and other work centers in the Bay Area, as mentioned previously.

Scientific research and the production of electronic instruments have become important industrial activities in the East San Francisco Bay Area. The University of California, Berkeley, and the numerous

institutions, industrial and governmental laboratories, and research organizations which tend to group around the University employ a great number of scientific and professional personnel. The University and its Lawrence Radiation Laboratory, with employment of over 10,000, is the largest public employer in the area.

In terms of total employment, the Oakland Labor Market Area is one of the largest in the state. The City of Oakland is the world headquarters of Kaiser Industries and its affiliated companies, as well as national headquarters of Safeway Stores, Inc., the nation's largest retail grocery store chain. Substantial manufacturing in the labor market area is carried on at the facilities of such major companies as Owens-Illinois Company, General Electric Company, Caterpillar Tractor Co., International Harvester Co., Western Electric Company, Inc., and General Motors Corp.

The area's position as a major wholesale and distribution center for Northern California and much of the western United States is attributable in large part to the deep water harbor facilities at the Ports of Oakland and Richmond, extensive railway terminal facilities of three transcontinental railways, and district offices of major interstate trucking companies.

Major employers in the East Bay area within commuting distance of the District are identified in Table 18.

Table 18

Selected Major Employers

East Bay Labor Market Area

| Name of Firm | Type of Business | Employees |
|---|--|-------------|
| Manufacturing: | | |
| General Motors Corporation | Automobile assembly | 5,700 |
| Kaiser Affiliated Companies | Manufacturing, engineering, broadcasting and other | 5,200 |
| The Rucker Company | Electronic, hydraulic and computer control system | 2,100 |
| Owens-Illinois, Inc. | Glass and corrugated shipping containers | 2,040 |
| Peterbilt Motors Co. | Heavy duty motor trucks | 1,700 |
| Caterpillar Tractor Co. | Fuel injection equipment | 1,640 |
| Western Electric Co. | Communications equipment | 1,510 |
| Diablo Systems, Inc., (Subsidiary of Xerox Corp.) | Computer equipment manufacturer | 1,400 |
| Del Monte Corporation | Food packing | 1,232-4,150 |
| General Electric Company | Electrical apparatus | 1,220-1,370 |
| Oakland Tribune | Newspaper | 1,200-1,250 |
| International Harvester | Agricultural and industrial equipment | 1,100 |
| P.I.E. (Subsidiary of International Utilities) | Motor carrier | 1,000 |
| Pacific States Steel Corp. | Metal products | 800-1,100 |
| Hunt-Wesson Foods, Inc. | Food processing | 700-3,500 |
| United Can Co. | Containers | 600 |
| Shaklee Industrial Corp. | Household cleaners | 650 |
| Mack Trucks Inc.-Western Div. | Truck assembly | 750 |
| Crown Zellerbach Corp. | Kraft paper, paperboard | 900 |
| Lion Oil Co. | Petroleum products | 720 |
| Syston-Donner Corp. | Electronic instruments | 1,675 |
| California & Hawaiian Sugar Co. | Refinery | 1,330 |
| Shell Oil Co. | Petroleum products | 950 |
| Dow Chemical Co. | Chemical manufacturing | 800 |
| U.S. Steel Corp. | Pittsburg works | 2,200 |
| Standard Oil Co. of California | Petroleum products | 2,400 |
| Union Oil Co. of California | Petroleum products | 525 |
| Non-Manufacturing: | | |
| University of California, including Lawrence Radiation Laboratory at Berkeley | Education, AEC laboratories | 10,000 |
| Alameda Naval Air Station | Air station, overhaul and repair | 8,000 |
| Oakland Unified School District | Education | 6,400 |
| Mervyn's | Department store chain | 5,000 |
| Montgomery Ward & Co. | Retail stores | 4,700-5,400 |
| Pacific Telephone Co. | Utility service | 4,500-5,000 |
| U. S. Postal Service | Mail service | 4,000-6,000 |
| Oakland Army Terminal | Military supplies | 2,400 |
| Pacific Gas & Electric Co. | Gas and electric service | 3,600-3,735 |
| Southern Pacific Transportation Co. | Rail and motor transportation | 3,500 |
| City of Oakland | Municipal government | 3,500 |
| Naval Supply Center, Oakland | U. S. Navy | 3,000 |
| Naval Weapons Station, Concord | U. S. Navy | 1,400 |
| Safeway Stores, Inc. | Food products distribution | 2,100 |
| World Airways, Inc. | Transportation | 2,000 |
| Bay Area Rapid Transit District | Public transportation | 1,874 |
| AC Transit District | Public transportation | 1,825 |
| Berkeley Unified School District | Education | 1,800 |
| Naval Medical Center, Oakland | U. S. Naval hospital | 1,700 |
| Blue Cross of Northern California | Health insurance | 1,600 |
| Capwell's | Department stores | 1,585-1,695 |
| Burns International Security Service, Inc. | Security | 1,500 |
| City of Berkeley | Municipal government | 1,500 |
| Calif. State University, Hayward | Education | 1,400 |
| Kaiser-Permanente Medical Center | Hospital | 1,400 |
| Lucky Stores, Inc. | Food products distribution | 1,280 |
| State Dept. of Public Health | Medical services | 1,200 |
| Payless Drug Stores | Retailer | 1,140 |
| Bank of America N.T. & S.A. | Finance | 1,100-1,200 |
| East Bay Municipal Utility District | Utility service | 1,100 |
| Sears Roebuck & Co. | Department stores | 1,060-1,200 |

Sources: Community Economic Profiles and various directories.

Commercial Activity

The District's geographic location at the heart of a large population concentration in west Contra Costa County, combined with easy access to the area's major freeways, have attracted many major retail outlets.

Hilltop Mall, situated near the center of the District in north Richmond, is a large regional shopping complex opened in 1976. Key tenants are Macy's, Capwell's, and J. C. Penney department stores, supplemented by approximately 100 supporting retail and service establishments, including four banks. An ice skating arena, a cinema, a racquetball court, and an auto center are unique features of Hilltop Mall. Chevron Land and Development Co. has announced plans for development of a hotel, restaurants, multi-family housing, and professional office space in the area.

In the City of San Pablo is the El Portal Shopping Center, a 50-acre complex with over 20 shops and parking facilities for 2,000 cars. Among commercial enterprises at this location are Mervyn's Department Store, Newberry's, Longs Drugs, Safeway Stores, Show Case Cinema, Sears, and Bank of America. Other well-known outlets in San Pablo are K-Mart, Alpha Beta Markets, Handyman, and Goodyear.

Taxable sales data are available only for incorporated areas. Taxable transactions in the City of San Pablo have increased steadily over the past five years, as reflected in Table 19. A tabulation of 1977 taxable sales in San Pablo by type of business is shown in Table 20. A five-year history of taxable sales in the City of Richmond (Table 21) highlights the marked surge of commercial activity occasioned by the opening of Hilltop Mall in 1976. Citywide taxable sales volume in 1977 was 163% higher than that recorded in 1975, and over a third greater than the 1976 sales volume.

Table 19
CITY OF SAN PABLO
Taxable Transactions

| Year | Outlets July 1 | Taxable Transactions |
|--------------------|-------------------|-------------------------|
| 1973 | 387 | \$59,922,000 |
| 1974 | 413 | 72,111,000 |
| 1975 | 400 | 82,268,000 |
| 1976 | 410 | 89,156,000 |
| 1977 | 418 | 92,554,000 |
| 1978 (3 mos.) | 420 | 20,340,000 |

Source: State Board of Equalization.

Table 20
CITY OF SAN PABLO
Taxable Transactions 1977

| | Outlets 7/1/77 | Taxable Transactions |
|---|-------------------|-------------------------|
| Apparel Stores | 13 | \$ 1,964,000 |
| General Merchandise Stores .. | 9 | 29,098,000 |
| Food Stores | 27 | 9,727,000 |
| Packaged Liquor Stores | 8 | 3,421,000 |
| Eating and Drinking Places .. | 60 | 10,795,000 |
| Household Furnishings and Appliances | 17 | 2,468,000 |
| Building Material and Farm Supplies | 7 | 7,096,000 |
| Auto Dealers and Auto Supplies | 9 | 4,922,000 |
| Service Stations | 23 | 8,656,000 |
| Other Retail Stores | 49 | 7,819,000 |
| Retail Stores Total | 222 | \$85,966,000 |
| All Other Outlets | 196 | 6,588,000 |
| Total All Outlets | 418 | \$92,554,000 |

Source: State Board of Equalization.

Table 21
CITY OF RICHMOND
Taxable Transactions

| Year | Outlets July 1 | Taxable Transactions |
|------------------|-------------------|-------------------------|
| 1973 | 1,241 | \$219,781,000 |
| 1974 | 1,251 | 242,684,000 |
| 1975 | 1,275 | 216,290,000 |
| 1976 | 1,300 | 424,817,000 |
| 1977 | 1,381 | 568,005,000 |
| 1978 (3 mos.) .. | 1,446 | 113,734,000 |

Source: State Board of Equalization.

Construction

New construction activity in the District is at a high level. Much of this activity is taking place at Hilltop Mall Shopping center, which continues to expand. Among new facilities presently under construction or recently completed at this location are those of Chartered Bank of London, Bank of America,

Mechanic's Bank (headquarters office), World Savings and Loan, Coastal Federal Savings and Loan, Home Savings and Loan, Roos-Atkins (clothing), Goldman's (clothing), and Wallbangers, a racquetball organization.

In El Sobrante, the Bren Company and Ditz-Crane Company are building more than 700 new homes on 565 acres of prime subdivision land. Homes in the Tamara II tract will be priced in a range from \$80,000 to \$130,000, according to the Bren Company. Both developers have requested annexation of their respective subdivision properties to the City of Richmond.

Residential construction in the City of San Pablo was strong in the early 1970s as a result of two redevelopment projects, with 500 new housing units

approved during the 1970-72 period. Most were multiple units in high density structures. During the 1973-77 period over 87 percent of total building permit valuation in the city consisted of nonresidential construction. The current year is seeing a resurgence of residential construction, as indicated in the tabulation of building permit valuations in Table 22. Approximately 120 dwelling units, consisting of single family homes or townhouses, are now under construction or awaiting approval in San Pablo, based on plans filed by three developers.

The City of San Pablo is constructing a new Civic Center on San Pablo Avenue, about one-half mile east of the present City Hall. Maple Hall, a community center, was opened to the public in October 1977, and the other new facilities are expected to be ready for occupancy in September 1978.

Table 22

CITY OF SAN PABLO

**Building Permit Valuation
(Thousands of Dollars)**

| | 1973 | 1974 | 1975 | 1976 | 1977 | Jan.-June 1978 |
|--------------------------|---------|---------|----------|---------|---------|-------------------|
| Valuation: | | | | | | |
| Residential | \$ 224 | \$ 546 | \$ 262 | \$ 587 | \$1,150 | \$3,082 |
| Nonresidential | 1,353 | 1,857 | 11,248 | 2,261 | 3,079 | 1,616 |
| Total | \$1,577 | \$2,403 | \$11,510 | \$2,848 | \$4,229 | \$4,698 |
| Number of Housing Units: | | | | | | |
| Single | 5 | 2 | 1 | 9 | 15 | 38 |
| Multiple | — | — | — | — | 7 | — |
| Total | 5 | 2 | 1 | 9 | 22 | 38 |

Source: *California Construction Trends*, Security Pacific National Bank.

Table 23

CITY OF RICHMOND

Building Permit Valuation
(Thousands of Dollars)

| | 1973 | 1974 | 1975 | 1976 | 1977 | Jan.-June 1978 |
|------------------------------|----------|----------|----------|----------|----------|-------------------|
| Valuation: | | | | | | |
| Residential | \$ 7,326 | \$ 4,827 | \$ 4,138 | \$10,551 | \$10,993 | \$11,697 |
| New Commercial | 235 | 3,920 | 24,575 | 4,561 | 9,144 | 2,820 |
| New Industrial | 6,497 | 3,106 | 1,671 | 2,539 | 7,710 | 277 |
| Other Nonresidential | 5,015 | 2,010 | 2,363 | 6,103 | 7,460 | 7,939 |
| Total | \$19,073 | \$13,863 | \$32,747 | \$23,754 | \$35,307 | \$22,733 |
| Number of Residential Units: | | | | | | |
| Single-Family | 149 | 123 | 66 | 117 | 163 | 123 |
| Multi-Family | 179 | 7 | 2 | 224 | 19 | 223 |
| Total | 328 | 130 | 68 | 341 | 182 | 346 |

Source: *California Construction Trends*, Security Pacific National Bank.

Transportation

Interstate 80, principal transcontinental route of Northern California, bisects the District, linking it with San Francisco, Oakland, and points to the east. State Highway 17 leads to the coastal area north of San Francisco via the Richmond-San Rafael Bridge. Approximately 265 trucking firms serve the area, with overnight delivery to Los Angeles, San Diego, Reno and southern Oregon.

Mainline service of Southern Pacific and the Santa Fe Railway is available to District industry. A new \$1 million Amtrak terminal, recently completed in downtown Richmond, enables transcontinental rail passengers to disembark in Richmond and continue on to other points in the Bay Area at the adjacent BART station, or via local buses of the Alameda-Contra Costa County Transit District. The latter agency provides regular bus service to San Francisco and East Bay points. Greyhound Bus Lines and Trailways offer regional and national bus service.

Air passenger and freight service to national and global points is available at San Francisco International Airport, 28 miles to the southwest, and at Oakland International Airport, 18 miles south, both accessible by freeway.

Extensive container handling facilities are available at the Port of Oakland. Deepwater general cargo and bulk service is provided by the Port of

Richmond. Richmond may eventually have up to 13 container terminals, if present plans are carried out. The 964 acres comprising the Port of Richmond is a redevelopment project of the city's Redevelopment Agency. The proposed project contemplates the development of a small-boat marina, restaurants, public and open space (135 acres), 2,000 to 4,000 new dwelling units, a five-to-seven berth container facility, and deepening of the existing channel and turning basin to handle "third generation" container ships.

Bay Area Rapid Transit System (BART)

The Richmond terminus of the Bay Area Rapid Transit System and the El Cerrito Del Norte Station are located a short distance south of the District. From these stations District residents have access to San Francisco, Oakland, southern Alameda County, and eastern Contra Costa County aboard high-speed interurban rail cars which serve the most heavily populated communities of the Bay Area.

The BART system has 75 miles of rail. Full-scale service to all 34 BART stations in the system was made available in September 1974, when the first passenger trains transited the six-mile tube under San Francisco Bay. At its deepest point, the tube lies 130 feet under the surface of the water.

From the Richmond station, running to downtown Oakland is 20 minutes, and to downtown San Francisco, about 40 minutes. Fremont, southernmost terminal in the East Bay, is 52 minutes away, while the run to Concord, most easterly terminal, takes 48 minutes. From El Cerrito Del Norte, the running time is about four minutes less.

Utilities

In addition to West Contra Costa Sanitary District, utility services within the service area are provided by the following:

| | |
|-----------------|-------------------------------------|
| Electric power: | Pacific Gas & Electric Co. |
| Natural gas: | Pacific Gas & Electric Co. |
| Telephone: | Pacific Telephone Co. |
| Water: | East Bay Municipal Utility District |

Financial Institutions

Commercial banking services in the District are provided by Bank of America NT & SA (4 offices), Mechanics Bank (2 offices), Chartered Bank of London, and Wells Fargo Bank. Additional financial services are made available by Citizens Savings and Loan, Coastal Federal Savings and Loan, Home Savings and Loan, State Savings and Loan, and World Savings and Loan Association.

Education

Public educational services in the District from kindergarten through high school are provided by the Richmond Unified School District, second largest school system in Contra Costa County. Total enrollment at October 1977 was 34,695, including special continuation, and adult classes. This total was four percent less than the previous October. Below is the recent enrollment history of this school district.

Located in the District are a number of private and sectarian schools, including Vista Christian School, St. Paul's Catholic School, Salesian High School, and East Bay Christian High School.

There are three community colleges in Contra Costa County, all operated by the Contra Costa Community College District. The campus of Contra Costa College (enrollment 9,718) is situated in the city of San Pablo. Los Medanos College (5,323) at Pittsburg, in the eastern part of the county, was established in 1974. The central part of the county is served by Diablo Valley College (18,738) at Pleasant Hill. These two-year institutions offer programs in a variety of technical and academic fields leading either to terminal degrees or transfer to a four-year institution at the third year level, plus adult education classes.

Contra Costa College is located on a 77-acre campus in San Pablo. The college's physical plant, financed entirely on a pay-as-you-go basis, includes liberal arts, physical sciences, biological sciences, humanities, vocational education, music, library, and gymnasium buildings. Accredited studies in over 70 subject areas are offered including a broad variety of technical vocational programs in the fields of electronics, electronic data processing, nursing, and food services. The college has a faculty of 185.

The Bay Area has many nationally recognized institutions of higher learning. In the East Bay are the University of California at Berkeley, Mills College in Oakland, St. Mary's at Moraga, California State University, Hayward, and College of the Holy Names, Oakland. On the San Francisco Peninsula are San Francisco State University, the University of San Francisco, and Stanford University. In the San Jose area are Santa Clara University and San Jose State University.

RICHMOND UNIFIED SCHOOL DISTRICT

Enrollment by Grades^①

| Year | Grades K-6 | Grades 7-8 | Grades 9-12 | Total |
|---------------|---------------|---------------|----------------|--------|
| 1974/75 | 18,835 | 6,160 | 10,965 | 35,960 |
| 1975/76 | 18,012 | 5,851 | 10,875 | 34,738 |
| 1976/77 | 17,175 | 5,559 | 10,813 | 33,547 |
| 1977/78 | 16,274 | 5,178 | 10,253 | 31,705 |

① Excludes special, continuation, and adult classes.

Source: Contra Costa County Superintendent of Schools.

Community Facilities and Recreation

Brookside Hospital, located in San Pablo, is a 246-bed general hospital operated by the West Contra Costa Hospital District, a state agency. The seven-story structure is fully equipped with a major cardiology department, an inhalation therapy and pulmonary function laboratory, a burn care facility, radiation therapy center, and emergency facilities. Serving the northern part of West Contra Costa Sanitary District is Doctors Hospital of Pinole, which has 137 beds. There are also five convalescent hospitals in San Pablo with a total bed capacity of 529.

Medical services for District residents are provided by more than 50 physicians and surgeons, dentists, and other health care specialists who practice in the area. Round-the-clock emergency service is available through the Alameda-Contra Costa Medical Association.

The new \$5.5 million Kaiser Medical Center is now under construction in downtown Richmond. This is a 60,000 square-foot, three-story clinic with office space for 40 doctors. Occupancy is scheduled for early 1979.

Branch libraries of the Contra Costa County Library System are located in San Pablo and El Sobrante.

Fire protection throughout the District is provided by the West County Fire Protection District, which maintains fire stations in San Pablo and El Sobrante.

The San Pablo News, published weekly in the District, provides local news coverage. The District is within broadcast and distribution range of major San Francisco-Oakland metropolitan communications media. There are two television cable (CATV) companies in the District.

In addition to recreational facilities made available by the City of San Pablo Park Department and other local agencies, the East Bay Regional Park District (EBRPD) maintains a number of regional parks in the vicinity of West Contra Costa Sanitary District. Three of the newest EBRPD facilities are located in the immediate surrounding area. Point Pinole Regional Shoreline is located on a 1,164-acre site formerly owned by Bethlehem Steel Corporation. With spectacular views of the Bay and the Marin shore, it is considered one of the outstanding park sites in the state. A 1,200-foot fishing pier extending into San Pablo Bay has been built. At Point Richmond, EBRPD is developing the George Miller Jr. Regional Shoreline of 65 acres. In South Richmond is the new

Point Isabel Regional Shoreline (21 acres). Like the two mentioned above, this area has impressive views of the Golden Gate and Marin County.

Tilden Park, a few miles southeast of the District in the Berkeley Hills, is a major EBRPD facility of 2,065 acres. Within its boundaries are Lake Anza, a Nature Area, an 18-hole golf course, a children's playground, tennis courts, equestrian trails, a merry-go-round, and other attractions. Adjacent to the northern boundary of Tilden Park is 2,045-acre Wildcat Canyon Regional Park, which has hiking and equestrian trails, picnic areas, nature programs, and day camping facilities.

Another regional organization serving the eastern shore, the East Bay Municipal Utility District, has developed three of its local reservoirs for public recreational use, one of which (San Pablo Reservoir) is within the District. Among popular activities at these reservoirs are sailing, hiking, riding, and water sports.

Proximity of the District to San Francisco Bay and San Pablo Bay enables local residents to take advantage of the many marinas, yacht clubs, fishing clubs, and other water-oriented activities available in the area. The City of Richmond has adopted a multi-million dollar Port and Harbor Master Plan. Among other things, the Plan calls for a marina with berths for 2,000 boats, a yacht harbor, and associated marine shops and restaurants.

City of San Pablo

The City of San Pablo, named for the early Mexican land grant known as Rancho San Pablo, covers approximately 2.6 square miles in the south central part of the District. The city enjoys a mild climate, with mean temperatures ranging from 50 degrees in January to 62 degrees in July and October. Precipitation averages 22.3 inches yearly, with most rainfall occurring from December through March.

San Pablo lies in the center of the western Contra Costa County metropolitan area consisting of the communities of Richmond, El Cerrito, San Pablo, El Sobrante, and Pinole. The city's traffic circulation system has the appearance of a five-spoked wheel, with the El Portal Shopping Center as its hub. The new Civic Center is four blocks southeast of this point. As noted earlier, the city's present population is estimated at 18,600 by the State Department of Finance.

The city is largely residential and commercial in character, with a small but growing industrial base.

Public employee payrolls at Brookside Hospital and Contra Costa College add stability to the local economy. The college, occupying an attractive campus near the downtown area, contributes to the cultural life of the community.

Municipal Government

The City of San Pablo was incorporated April 27, 1948 as a general law city and operates under the council-manager form of government. The City Manager is responsible for administration of municipal affairs. The City Council consists of five members elected at large for four-year overlapping terms. The Mayor is selected by the council from among its members for a one-year term. Also elected are the City Clerk and City Treasurer.

The city has approximately 100 full-time municipal employees. A well-equipped police force is manned by 47 persons. The West County Fire Protection District serves San Pablo, parts of Richmond, and certain unincorporated areas.

As already mentioned, city administrative functions will be quartered in the new Civic Center at San Pablo Avenue and Church Lane as of September 1978.

County of Contra Costa

Contra Costa County is one of the 27 original counties of California. It covers 802 square miles of land and water north and east of Alameda County, extending east to San Joaquin County. The county fronts on San Francisco, San Pablo, and Suisun Bays, Carquinez Strait and the San Joaquin River, with

more than 70 miles of shoreline accessible to ocean transport. It is ideally situated for light and heavy industry.

The county was incorporated February 18, 1850 and functions as a general law county. A five-member Board of Supervisors is elected by districts which are roughly equal in population. Also elected are the Municipal and Superior Court judges, the County Board of Education, and seven other county officials. The Board of Supervisors appoints the County Administrator, who directs and coordinates the work of county departments and agencies.

Martinez (population 20,850) has been the county seat since incorporation of the county in 1850. Other cities are: Antioch (36,650), Brentwood (3,770), Clayton (3,310), Concord (99,500), El Cerrito (22,450), Hercules (1,860), Lafayette (19,350), Moraga (15,000), Pinole (15,200), Pittsburg (27,600), Pleasant Hill (24,700), Richmond (69,600), San Pablo (18,600), and Walnut Creek (50,100). Approximately 30 percent of all county residents live in unincorporated areas.

The population of Contra Costa County increased almost 200 percent during the decade of the forties, largely because of wartime industrial activity, centered in Richmond. The county's rate of population growth dropped below that of the State of California in the fifties, then exceeded the state rate of gain in the sixties. In the present decade, the county's growth rate roughly parallels that of the state. The State Department of Finance projects a county population of more than 700,000 by 1990, as shown in the tabulation below.

Population

| Year | Contra Costa County | Percent Change | State of California | Percent Change |
|-------------|---------------------|----------------|---------------------|----------------|
| 1940 | 100,450 | — | 6,907,387 | — |
| 1950 | 298,984 | 197.6% | 10,586,223 | 53.3% |
| 1960 | 409,030 | 29.9 | 15,717,204 | 48.5 |
| 1970 | 556,116 | 36.0 | 19,953,134 | 27.0 |
| 1978 | 611,700 | 10.0 | 22,077,000 | 10.6 |
| PROJECTIONS | | | | |
| 1980 | 628,700 | 2.8 | 22,698,600 | 2.8 |
| 1985 | 667,700 | 6.2 | 24,132,700 | 6.3 |
| 1990 | 705,700 | 5.7 | 25,404,600 | 5.3 |

Sources: Decennial data, U.S. Census Bureau 1978—January 1 estimates by State Department of Finance. Projections—July 1 estimates by State Department of Finance.

Opening of the Caldecott Tunnel through the Berkeley Hills in 1937 marked the beginning of a migration into the central county. Slightly more than half the county's population now lives in the central county, which has developed into a center for light industry, scientific research and development, and distribution activities. In general, medium and heavy industry is concentrated along the western and northern waterways, while agriculture provides an economic base in the eastern part of the county.

Single family homes predominate in Contra Costa County, accounting for over 73 percent of all dwelling units. This percentage is less than the nearly 80 percent which prevailed in 1970, however. In the intervening period, multiple units (5 or more) have more than doubled. Housing trends during this time period are reflected in the following tabulation.

CONTRA COSTA COUNTY

Type of Housing

| Year | Single Units | 2-4 Units | 5 or More Units | Mobile Homes | Total |
|-------------------------|--------------|-----------|-----------------|--------------|---------|
| 1970 ^① | 141,317 | 16,012 | 16,788 | 3,539 | 177,656 |
| 1975 | 152,651 | 21,809 | 32,524 | 5,174 | 212,158 |
| 1976 | 157,014 | 21,875 | 32,947 | 5,180 | 217,016 |
| 1977 | 161,685 | 21,906 | 33,447 | 5,903 | 222,941 |
| 1978 | 168,710 | 22,052 | 33,946 | 6,323 | 231,031 |

^① April 1. All other years, as of January 1.

Source: State Department of Finance.

Contra Costa County is part of the five-county San Francisco-Oakland Metropolitan Area (along with Alameda, Marin, San Francisco, and San Mateo Counties). It is one of nine counties bordering San Francisco Bay, a region generally referred to as the Bay Area. The most recent annual report of the state Franchise Tax Board revealed that the median 1975 income for all state income tax returns filed was the highest in Contra Costa County (\$13,664). Marin County (\$12,994) was second and San Mateo County (\$12,815) was third among all California counties.

The tabulation to the right presents a breakdown of personal income in Contra Costa County by source for the year 1975 (most recent data available).

CONTRA COSTA COUNTY

Personal Income by Source 1975

| Source of Income | Amount |
|--|-----------------|
| Wages and Salaries | \$1,748,167,000 |
| Other Labor Income | 133,070,000 |
| Proprietors' Income | 228,628,000 |
| Property Income | 603,858,000 |
| Transfer Payments | 498,911,000 |
| Less: Contributions for Social Insurance | 126,176,000 |
| Residence Adjustment | 1,247,923,000 |
| Total Personal Income | \$4,334,381,000 |

Source: U.S. Department of Commerce.

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